

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION - NW/Corner *
Pulaski Highway & Allender Road * DEPUTY ZONING COMMISSIONER
(11450 Pulaski Highway) *
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Case No. 97-464-SPHX
White Marsh Properties, Inc. *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owner of the subject property, White Marsh Properties, Inc., by Ronald Parker, President, and the Contract Lessee, White Marsh Institute, Inc., by Neal Berch, President, through their attorney, C. William Clark, Esquire. The Petitioners seek a determination that the proposed alcohol and drug treatment, outpatient facility, which is licensed by the FDA, the DEA, and at least two (2) State licensing agencies, is a medical office and/or medical clinic, both or either of which are permitted as a matter of right in the B.R. zone, absent public agency or private charitable organization sponsorship, or, in the alternative, approval as a community care center. If approved as a community care center, then special exception relief is sought to permit said use at the subject location. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Neal Berch, President of White Marsh Institute, Inc., William B. Monk, Land Planning and Zoning Consultant, Dr. Burton C. D'Lugoff, Karen Cooper and Luke Ramsay. The Petitioners were represented by C. William Clark, Esquire. Appearing as Protestants were numerous residents from the surrounding com-

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unities, all of whom signed the Protestants Sign-In Sheet. Sitting at the trial table and orchestrating the Protestants' case were Larry Lee, Nancy Hastings, and Adam Paul.

Testimony and evidence offered revealed that the property which is the subject of the special exception request consists of a gross area of 0.15 acres, more or less, zoned B.R.-A.S., and is the site of a small office/retail building, hosting a variety of office and retail establishments, including a law office, dry cleaners, barber shop, carry-out food establishment, an insurance business, and a physical therapist. The Petitioner is desirous of utilizing 6,680 sq.ft. of space to operate an alcohol and drug addiction treatment facility for outpatients. The Petitioner submitted into evidence a site plan of the property depicting the specific area proposed for this use and related parking.

Testifying on behalf of the Petitioners' request was Walter A. Smith, one of the owners and operators of the White Marsh Institute. Mr. Smith has 25 years experience in the treatment and rehabilitation of alcohol and drug addicted individuals. Mr. Smith testified that this particular facility would be staffed by various counselors, a physician, and a psychologist, all of whom would participate in the treatment of a particular client. He indicated that this facility would be licensed by the State of Maryland as well as the Food and Drug Administration and the Drug Enforcement Agency. Mr. Smith testified that he is involved in the operation of two other similar type facilities, one in Landover, Maryland, called Open ARMMS, and the other in Wheaton, Maryland, called Another Way. Both of these facilities have been operating successfully for five years. Mr. Smith sees the tremendous need to have a facility of this kind in Baltimore County in an area where there is a shortage of openings in other

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by [Signature]

existing treatment facilities. Mr. Smith testified that the majority of his operation at the White Marsh location would be the treatment of individuals with drug dependencies through the use of methadone. Methadone is an effective drug used to treat the effects of withdrawal associated with individuals who are rehabilitating themselves from either a heroin addiction or prescription drug addiction. It is this dispensing of methadone that has caused many of the citizens from the surrounding communities to appear at the hearing in protest of this particular clinic.

Mr. Smith further testified that the hours of operation for the White Marsh Institute would be from 6:00 AM to 2:30 PM, Monday through Friday, and 7:00 AM to 11:00 AM on Saturdays. He testified that there may be some evening hours, perhaps one or two evenings a week, for the purpose of counseling. There would be no Sunday hours.

Mr. Smith further testified this particular drug and alcohol clinic would be a private operation that would accept no public funding. Therefore, Mr. Smith would be able to screen his clientele and only accept those individuals who pay either by private personal funds, or their own insurance carrier, should their insurance cover such costs. Mr. Smith's operation would accept no welfare or government-funded programs. Therefore, he believes that the type of clientele who would be patronizing this facility would be more responsible, and more interested in rehabilitating themselves, given that funding for this treatment is basically coming out of their own pocket and not some government-funded program. Mr. Smith further testified that the problems associated with methadone clinics are generally found with those facilities that are funded through government-run programs and are thus, unable to turn away patients. He believes that

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he can operate his facility at this location without the problems generally associated with public methadone treatment facilities.

Mr. Smith estimated that the ideal level of clients at this facility would be approximately 120 to 150 patients. He estimates 15 to 20 people using the clinic on any given day. He further indicated that the dispensing of methadone would be done between the hours of 6:00 AM and 10:00 AM each morning, only. All medications and drugs stored on site would be stored in a safe manner, and in accordance with all regulatory guidelines. Patients would be subject to random urinalysis and breathalizers to insure they are in compliance with their rehabilitation schedule.

Mr. Smith further testified that this particular facility is sponsored by a private, charitable organization which is involved with drug-addicted mothers who have become pregnant. This pregnancy clinic would work in conjunction with Mr. Smith's clinic to assist pregnant women who are rehabilitating themselves from drug abuse.

Further testimony was elicited from Mr. William Monk, an expert consultant in land planning and zoning. Mr. Monk testified concerning this particular site location and surrounding uses. Furthermore, Mr. Monk testified as to the other two operations that Mr. Smith oversees, namely, the Landover and Wheaton clinics. Mr. Monk testified as to the zoning regulations applicable in Montgomery and Prince George's Counties and the manner in which those two clinics have operated and become licensed. Mr. Monk further testified concerning the applicability of the B.C.Z.R. to this particular use.

Testimony was also presented by Dr. Burton D'Lugoff. Dr. D'Lugoff established the Southeastern Drug Rehabilitation Program at the old City Hospital which is now the Bayview Medical Center. He has extensive in-

involvement in treating individuals with methadone. Dr. D'Lugoff testified as to the specific manner in which methadone works to help individuals deal with the withdrawal associated with heroin and other drug addictions. He noted that while methadone is not a cure, it is a drug that allows people to function on an everyday basis while attempting to rehabilitate themselves from their drug dependency. He likened methadone to insulin which assists individuals with diabetes to function on a daily basis.

As stated previously, many individuals appeared and testified in opposition to the Petitioners' request. Senator Michael Collins, Delegate Ken Holt, Nancy Hubers, Larry Lee, as well as others offered strong opposition to the granting of the relief requested. Many other individuals would have testified; however, the bus that transported these individuals to Towson for this hearing was scheduled to leave at 1:00 PM. Therefore, many of the individuals in attendance were unable to remain for the afternoon portion of the hearing. However, their staunch opposition to the relief requested was duly noted by their attendance and their signatures on the Protestants' Sign In Sheet.

Those individuals who did testify in opposition to the Petitioners' request are mainly concerned about the type of individual who would be seeking methadone treatment at this facility. As stated previously, methadone is commonly used to rehabilitate heroin addicts and the citizens in attendance were concerned that those types of individuals would wander elsewhere into their communities and commit crime. Therefore, they see the proposed facility as being a threat to their community, considering the type of clientele who would generally patronize such establishments. In addition, testimony demonstrated that this particular area of Baltimore County is unique in that it is on the outskirts of two Police Precincts,

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namely, the White Marsh and Essex Precincts. Apparently, Pulaski Highway at this location is the boundary between the two precincts and the response time for each station is somewhat lengthy. One citizen testified that it took approximately 45 minutes for a police unit to respond to a particular problem that he reported. Furthermore, testimony demonstrated that this area is not routinely patrolled by police, and given its semi-rural location lacks the police presence that the residents feel is necessary in order to increase the level of safety for the type of business proposed.

In addition, testimony from the citizens demonstrated that there was a concern for the storage of drugs within the building itself. These citizens felt that criminals might burglarize the building in an attempt to steal whatever drugs might be stored on site. They are also concerned that loitering would occur around the facility and through their neighborhood. The opponents cited examples of occurrences that happened at other methadone treatment facilities in and around the Baltimore Metropolitan area. They fear that the same type of criminal activity would occur at the proposed facility.

As noted above, the Petitioners have requested a special hearing for a determination that this particular alcohol and drug treatment facility is that of a medical office and/or medical clinic, and as such, is permitted as a matter of right in the B.R. zone. The Petitioners believe that the facility they are attempting to establish at this location fits the description of those types of uses as defined in Section 101 of the B.C.Z.R. In the alternative, the Petitioners seek approval that the use proposed is that of a community care center. If the alternative relief is necessary, then the Petitioners request a special exception to allow this use at the subject location. The Petitioners submitted as Petitioner's

Exhibits 22A and 22B the definitions of medical clinic, medical office, and community care center as set forth in Section 101 of the B.C.Z.R. In closely reviewing these definitions, I find that the use and operation of the subject alcohol and drug rehabilitation facility more closely fits the definition of a community care center. The definitions of medical clinic and medical office are basically general; however, a community care center is described as follows:

"A small-scale facility, sponsored or operated by a private, charitable organization or a public agency, and licensed by the Maryland State Department of Health and Mental Hygiene, or the Maryland State Department of Social Services, for the housing, counseling, supervision, or rehabilitation of alcoholics, or drug abusers, or of physically or mentally (including emotionally) handicapped or abused individuals who are not subject to incarceration or in need of hospitalization."

In my view, the drug and alcohol treatment facility proposed in this case falls within the definition of a community care center, and thus, the Petition for Special Hearing to approve the subject use as a medical office or medical clinic is denied, and the alternative special exception request for approval as a community care center becomes necessary. However, in order for a special exception to be granted, the Petitioner must satisfy the requirements of Section 502.1 of the B.C.Z.R.

In reviewing that Section and applying it to the testimony and evidence offered at the hearing, I find that the Petitioners have failed to satisfy the requirements of Section 502.1. In my view, the operation of a drug and alcohol rehabilitation facility at the subject location, particularly a methadone clinic, would have a greater impact on the surrounding communities than it would if it were located elsewhere within the same B.R.-A.S. zoning classification. One of the reasons accurately stated by the Protestants was the lack of police presence in this particu-

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By

lar area of Baltimore County. This location is unique in that it is the outermost boundary of two police precincts, that is the White Marsh and Essex precincts, and therefore, the police presence is substantially less in this area than in other areas that are situated closer to a police precinct. Furthermore, this location lacks the structured environment that I believe is necessary in order for this type of use to safely operate. For example, were this facility to be located on a hospital campus, it would benefit from the existing private security guards and security agencies, as well as surveillance cameras which would afford a more structured environment for this type of operation. Furthermore, at a hospital campus there are, for the most part, personnel and/or employees present 24 hours a day, 7 days a week. At the proposed location, most, if not all, of the offices will close after normal business hours, leaving this particular facility, and the storage of drugs within it, vulnerable to break-ins and burglaries. In addition, it is possible that there could be some loitering of patrons in and around the surrounding area, given the lack of activity at certain times of the day in this semi-rural area of Baltimore County. For those reasons, I find that the operation of a community care center on the subject site would impact the surrounding communities disproportionately than if this use were located elsewhere within the same B.R. zone in Baltimore County. Thus, the requested special exception must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the special hearing and special exception shall be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1997 that the Petition for

ORDER RECEIVED FOR FILING


Date

By

Special Hearing seeking a determination that the proposed alcohol and drug treatment, outpatient facility, which is licensed by the FDA, the DEA, and at least two (2) State licensing agencies, is a medical office and/or medical clinic, both or either of which are permitted as a matter of right in the B.R. zone, absent public agency or private charitable organization sponsorship, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a community care center on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 10/14/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

October 14, 1997

C. William Clark, Esquire
Nolan, Plunhoffs & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
NW/Corner Pulaski Highway & Allender Road
(11450 Pulaski Highway)
11th Election District - 5th Councilmanic District
White Marsh Properties, Inc. - Petitioner
Case No. 97-464-SPHX

Dear Mr. Clark:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Ronald Parker, President, White Marsh Properties, Inc.
11450 Pulaski Highway, White Marsh, Md. 21162

Mr. Neal Berch, 8 Marble Hill, Germantown, Md. 20874

Mr. Larry Lee, 11313 Beach Road, White Marsh, Md. 21162
Ms. Nancy Hubers, 800 Cold Spring Road, Baltimore, Md. 21220
Congressman Bob Ehrlich, Jr., 45 N. Main Street, Bel Air, Md. 21014
Senator Michael J. Collins, 418 Eastern Blvd., Baltimore, Md. 21221
Delegate Ken Holt, 10627 Jones Road, Bradshaw, Md. 21021

People's Counsel; Case/Files



4 9-07
RE: PETITION FOR SPECIAL HEARING *
PETITION FOR SPECIAL EXCEPTION
11450 Pulaski Highway, 10' NW of Pulaski *
Hwy right-of-way, 190' SW of Allender Rd *
11th Election District, 5th Councilmanic *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-464-SPHX

Legal Owner(s): White Marsh Properties, Inc.
Contract Purchaser(s): White Marsh Institute
Petitioners *

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plunhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

P.P.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
11450 Pulaski Highway, 10' NW of Pulaski		
Hwy rt-of-way, 190' SW of Allender Road	*	ZONING COMMISSIONER
11th Election District, 5th Councilmanic		
	*	OF BALTIMORE COUNTY
Legal owner(s): White Marsh Properties, Inc.		
Contract Purchaser(s): White Marsh Institute		
Petitioners	*	CASE NO. 97-464-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plunhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

11450 Pulaski Highway

which is presently zoned BR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE PROPOSED ALCOHOL AND DRUG TREATMENT, OUTPATIENT FACILITY, WHICH IS LICENSED BY THE FDA, THE DEA, AND AT LEAST TWO (2) STATE LICENSING AGENCIES, IS A MEDICAL OFFICE AND/OR MEDICAL CLINIC, BOTH OR EITHER PERMITTED AS A MATTER OF RIGHT IN THE BR ZONE, ABSENT PUBLIC AGENCY OR PRIVATE CHARITABLE ORGANIZATION SPONSORSHIP OR OPERATION AS A COMMUNITY CARE CENTER.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

WHITE MARSH INSTITUTE, INC.

(Type or Print Name)

Neal Berch, Pres., Vice Pres.
Signature NEAL BERCH

11450 PULASKI HIGHWAY

Address

WHITE MARSH, MD 21162

City State Zipcode

Legal Owner(s):

WHITE MARSH PROPERTIES, INC.

(Type or Print Name)

Ronald Parker, Pres.
Signature

RONALD PARKER
(Type or Print Name)

Signature

11450 PULASKI HIGHWAY 410/335-3800

Address

Phone No.

WHITE MARSH, MD 21162

City State Zipcode
Name, Address and phone number of representative to be contacted.

C. WILLIAM CLARK

Name SUITE 700, 502 WASHINGTON AVENUE
TOWSON, MD 21204 410/823-7800
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING *same as spec.*
unavailable for Hearing

the following dates _____ Next Two Months

ALL ☒ OTHER

REVIEWED BY *[Signature]* DATE 7/21/97

RECEIVED AUG 06 1997

ORDER RECEIVED FOR FILING

Date 7/21/97

By *[Signature]*



Zoning Administration

Comprehensive Management



A6A

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 11450 Pulaski Highway

which is presently zoned

BR-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a community care center.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

White Marsh Institute

(Type or Print Name)

Signature Walter Smith
Walter Smith/~~President~~ PRES.

4307 Woodberry Street

Address

University Park MD 20782
City State Zipcode

Attorney for Petitioner Newton A. Williams
Nolan, Plumhoff & Williams

(Type or Print Name)

Signature Newton A. Williams
502 Washington Avenue
Suite 700 823-7800
Address
Towson MD 21204
State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

White Marsh Properties, Inc.

(Type or Print Name)

Signature Ronald N. Parker, Pres.

Ronald N. Parker, President

(Type or Print Name)

Signature

11450 Pulaski Highway 335 3800

Address

Phone No.

City White Marsh MD 21162
State Zipcode

Name, Address and phone number of representative to be contacted
Newton A. Williams
Nolan, Plumhoff & Williams

Name 502 Washington Avenue
Suite 700 823-7800
Address Towson, MD 21204 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING
10/14/99



M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

97-464-X
Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

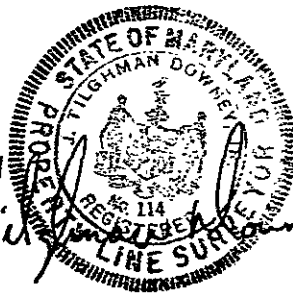
April 15, 1997

CWC
DESCRIPTION FOR SPECIAL EXCEPTION *AND SPECIAL HEARING*
#11450 PULASKI HIGHWAY

BEGINNING for the same from the intersection formed by the centerline of Allender Road, 60 feet wide, and the northwest side of Pulaski Highway, 150 feet wide, the two (2) following courses and distances, viz: (1) S 52° 56' 25" W, 190 feet and (2) N 37° 03' 35" W, 10 feet to the Place of Beginning; thence S 52° 56' 25" W, 64 feet; thence N 37° 03' 35" W, 65 feet; thence N 52° 56' 25" E, 22 feet; thence N 37° 03' 35" W, 60 feet; thence N 52° 56' 25" E, 42 feet; thence S 37° 03' 35" W, 125 feet to the Place of Beginning.

Containing 6680 Square Feet.

Also know as 11450 Pulaski Highway and located in the 11th. Election District, 5th. Councilmanic District.


J. Tilghman Downey, Jr.

J. Tilghman Downey, Jr.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 81 successive weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Item 400. Maryland on the property described herein as follows:

Case #87-404-X
11450 Pulaski Highway
10' NW of Pulaski Highway
right-of-way 190' SW of Ar
tender Road

11th Election District
5th Councilmanic

Legal Owner(s):
White Marsh Properties, Inc.
Contract Purchaser(s):
White Marsh Institute

Special Exception: for a
community care center.
Hearing: Monday, June 2,
1997 at 9:30 a.m., 4th floor
hearing room, Courts Bldg.,
495 Peasey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Call (410) 887-3393.
(2) For information concern-
ing the File and/or Hearing
Please Call (410) 887-3391.

5/285 May '95 C143708

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Town-

ship, Maryland on the property identified herein as follows:

Case: #97-464-SPTX

11450 Pulaski Highway
10' NW of Pulaski Highway
right-of-way, 100' SW of Al-
lender Road

11th Election District
5th Councilmanic

Legal Owner(s):
White Marsh Properties, Inc.
Contract Purchaser(s):
White Marsh Institute

Special Exception: for a community care center. **Spe-
cial Hearing:** to approve the proposed alcohol and drug treatment, outpatient facility, which is licensed by the FDA, the DEA, and at least two (2) State Licensing Agencies, is a medical office and/or medical clinic, both or either permitted as a matter of right in the BR zone, absent public agency or private charitable organization, sponsorship or operation as a community care center.

Hearing: Tuesday, September 9, 1997 at 9:00 a.m., Room 407 Courts Building, 407 Bosley Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3381.

8/14/97 Aug 14 1C165283

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 14, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 14, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

JLL
MISCELLANEOUS RECEIPT

No.

036556

DATE

7/21/97

ACCOUNT

R0016150

AMOUNT

\$ 250.00

RECEIVED
FROM:

N.P.+W

FOR:

Initiation of SPH to 97-464-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/21/1997 7/21/1997 15:03:42

RECEIVED BY: CASHIER JRIC JHR DRIVER 2

5 MISCELLANEOUS CASH RECEIPT

Receipt # 005499

CR NO. 036556

EFLN

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

036522

DATE

4/22/97

ACCOUNT

JLL #464
R0016150

AMOUNT

\$ 300.00

RECEIVED
FROM:

N.P.+W

FOR:

Special receipting filing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

04/22/97 02 6 ULR R 8879

Dept 5 513 ZONING VERIFICATION

CR NO. 036522

\$300.00 OK P-A-I-D

Baltimore County Maryland

Office Of Budget & Finance

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 97-464-X

Petitioner/Developer:
(White Marsh Properties)
Date of Hearing/Closing:
(June 2, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 11450 Pulaski Highway Baltimore, Maryland 21162 _____

**The sign(s) were posted on _____ May 16, 1997 _____
(Month, Day, Year)**

Sincerely,

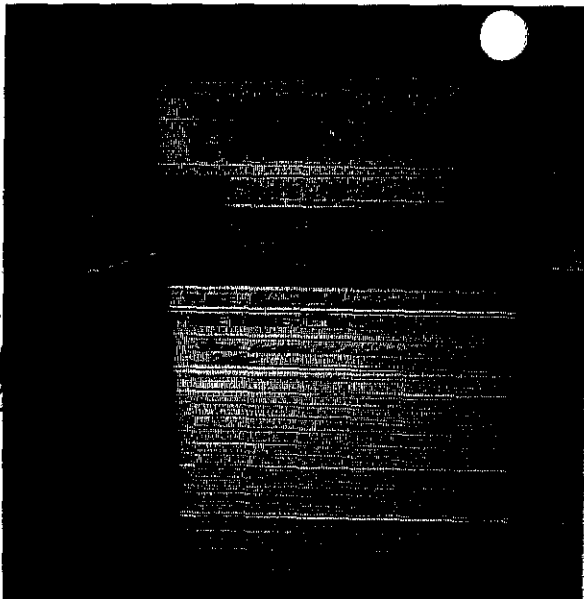

(Signature of Sign Poster & Date)

**_____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**_____ 325 Nicholson Road _____
(Address)**

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



97-464-X

CERTIFICATE OF POSTING

RE: Case No.:

97-464-SPHX

Petitioner/Developer:

WHITE MARSH PROPERTIES

Date of Hearing/Closing:

9-9-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at

11450 Pulaski Highway Baltimore, Maryland 21122

The sign(s) were posted on

8-25-97

(Month, Day, Year)

Sincerely,

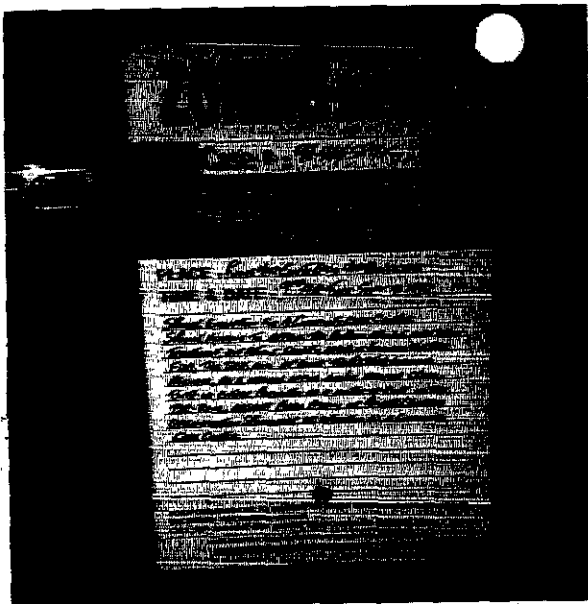
Thomas P. Oyle SE
(Signature of Sign Poster and Date)

Thomas P. Oyle SE
(Printed Name)

325 Nicholson Road
(Address)

BALTIMORE, MD 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)

97-464-SPHX

Request for Zoning: Var Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-464-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL EXCEPTION FOR A COMMUNITY CARE CENTER

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

Newton A. Williams, Esq.
502 Washington Avenue, #700
Towson, MD 21204
410-823-7800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-464-Y
11450 Pulaski Highway
10' NW of Pulaski Highway right-of-way, 190' SW of Allender Road
11th Election District - 5th Councilmanic
Legal owner(s): White Marsh Properties, Inc.
Contract Purchaser(s): White Marsh Institute

Special Exception for a community care center.

HEARING: MONDAY, JUNE 2, 1997 at 9:30 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-464-X

11450 Pulaski Highway

10' NW of Pulaski Highway right-of-way, 190' SW of Allender Road

11th Election District - 5th Councilmanic

Legal owner(s): White Marsh Properties, Inc.

Contract Purchaser(s): White Marsh Institute

Special Exception for a community care center.

HEARING: MONDAY, JUNE 2, 1997 at 9:30 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: White Marsh Properties, Inc.
White Marsh Institute
Newton A. Williams, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 18, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



TO: PUTTUXENT PUBLISHING COMPANY
August 14, 1997 Issue - Jeffersonian

Please forward billing to:

Newton A. Williams, Esq. and C. William Clark, Esq.
502 Washington Avenue, #700
Towson, MD 21204
410-823-7800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-464-SPHX
11450 Pulaski Highway
10' NW of Pulaski Highway right-of-way, 190' SW of Allender Road
11th Election District - 5th Councilmanic
Legal owner(s): White Marsh Properties, Inc.
Contract Purchaser(s): White Marsh Institute

Special Exception for a community care center.

Special Hearing to approve the proposed alcohol and drug treatment, outpatient facility, which is licensed by the FDA, the DEA, and at least two (2) State Licensing Agencies, is a medical office and/or medical clinic, both or either permitted as a matter of right in the BR zone, absent public agency or private charitable organization sponsorship or operation as a community care center.

HEARING: TUESDAY, SEPTEMBER 9, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-464-SPHX

11450 Pulaski Highway

10' NW of Pulaski Highway right-of-way, 190' SW of Allender Road

11th Election District - 5th Councilmanic

Legal owner(s): White Marsh Properties, Inc.

Contract Purchaser(s): White Marsh Institute

Special Exception for a community care center.

Special Hearing to approve the proposed alcohol and drug treatment, outpatient facility, which is licensed by the FDA, the DEA, and at least two (2) State Licensing Agencies, is a medical office and/or medical clinic, both or either permitted as a matter of right in the BR zone, absent public agency or private charitable organization sponsorship or operation as a community care center.

HEARING: TUESDAY, SEPTEMBER 9, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

Arnold Jablon
Director

cc: White Marsh Properties, Inc.
C. William Clark, Esq.
White Marsh Institute, Inc.
Paul Jednorski, Esq.
Larry Lee
Norman and Margaret Zellers

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 25, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue, Suite 700
Towson, MD 21204

RE: Item No.: 464
Case No.: 97-464-X
Petitioner: White Marsh Properties

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 22, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name in a serif font.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-6-97
Item No. 464 JLL

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 40 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jacobson, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: White Marsh Properties, Inc.
Community Volunteer Fire Department
of Bowleys Quarters and Vicinity, Inc.

Location: DISTRIBUTION MEETING OF May 5, 1997

Item No.: 464, and 486 Zoning Agenda:

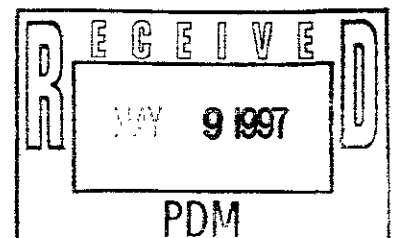
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley - RBS/GR
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 5, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	463	486
	<u>464</u>	481
	471	482
	472	
	473	483
	474	485
	475	487
	476	
	478	

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 13, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 464, 479 and 486

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:

Jeffrey W. Long

Division Chief

Carol L. Kerns

AFK/JL

John Alexander 97-2363

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

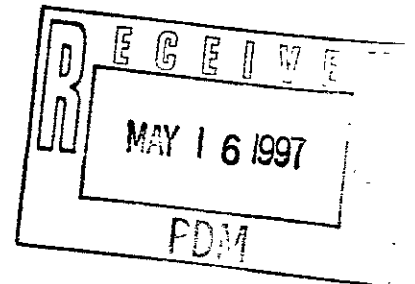
5/18/97
8

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 14, 1997

FROM: *Rob* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for May 12, 1997
Item Nos. 462, 463, 464, 471, 473,
474, 475, 477, 478, 479, 480, 482,
483, 484, 487 and Case No. 97-409-XA



The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 27, 1997

Charles E. Brooks, Esquire
Brooks & Spicer
610 Bosley Avenue
Towson, MD 21204

RE: Zoning Verification
614 Old Edmondson Avenue
Jacob's Ladder Health Services, Inc.
1st Election District

Dear Mr. Brooks:

This letter responds to your request for a zoning determination that the above use as described in your letter is permitted as of right in a B.L. zone.

Based on your provided information and a review of a recent zoning hearing decision (case number 97-464-SPHX), the use as presented is a continuing care center and would require a special exception in the B.L. zone.

A copy of the above referenced order is provided for your review.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:rye

Enclosure



6/12/97

Spoke w/ Newton re: rescheduling.

- 1) Bud Clark will take over - not in today.
- 2) Bud will get back to me
- 3) Diary 18th & call Bud
 - a) will they revise - file additional petitions.
 - b) just have preset.

Jwen



C.A. Dutch Ruppersberger, III
Baltimore County Executive

Executive Office
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2450
Fax: (410) 887-5781

Via Fax/U.S. Mail

August 8, 1997

Martin P. Wasserman, MD, JD
Secretary
State Department of Health and Mental Hygiene
201 West Preston Street - 5th Floor
Baltimore, Maryland 21201

Dear Dr. Wasserman:

On June 30, 1997, I corresponded with you regarding methadone treatment centers applying for certification status in Baltimore County. In my letter, I specifically requested that you uphold a pledge made by Nelson Sabatini to notify local government when an application is made to the State Health Department, so that everyone impacted would be given a chance to deem the appropriateness of these applications.

Following receipt of this correspondence, you participated in a meeting with local officials on July 21, in which we strongly reiterated this request. We also indicated that Baltimore County was reviewing its zoning regulations to more properly define where we should allow outpatient methadone centers in the county. You agreed to suspend approval of all such applications until this process was completed and, in fact, withdrew the provisional certification of Jacob's Ladder. On August 7, the Baltimore County Department of Health received notification of two more proposed methadone treatment centers that have applied for certification in the county. Both centers would be located on Pulaski Highway.

It is obvious from these notifications, that the Substance Abuse Certification Unit in the Licensing and Certification Administration failed to notify us at the time the applications were made. Also, there is no indication from this unit that they are suspending the certification process until we can review our zoning regulations. In fact, the unit shows that the application review for Joppa Health Services, Inc., has been completed.

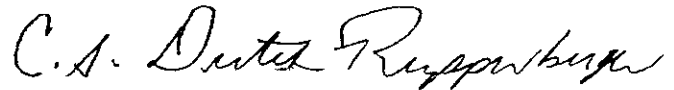
Page 2

Martin P. Wassserman, MD, JD

August 8, 1997

Let me reiterate again that Baltimore County will resist, in the strongest of ways, the approval of these and any other centers where we have not had the opportunity for thorough review and evaluation of existing zoning regulations, which will properly define where the centers should be located. I urge you to suspend the certification process on these two centers (Joppa Health Services and the White Marsh Institute) and any other application received until that review process is completed.

Sincerely,



C.A. Dutch Ruppertsberger
County Executive

CADR:mjn

Enclosures

c: Michelle A. Leverett, MD, Health Officer
Baltimore County Council Members
Baltimore County Delegation to the Maryland Senate
Baltimore County Delegation to the Maryland House of Delegates



C.A. Dutch Ruppersberger, III
Baltimore County Executive

Executive Office
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2450
Fax: (410) 887-5781

June 30, 1997

Martin P. Wasserman, MD, JD
Secretary
State Department of Health and Mental Hygiene
201 West Preston Street - 5th Floor
Baltimore, Maryland 21201

Dear Dr. Wasserman:

Enclosed is a letter from Nelson Sabatini written to then-County Executive, Roger Hayden, in March 1993, which assured Baltimore County that the State Health Secretary would not authorize the operation of any methadone program without consulting with and receiving the approval of the appropriate local County government officials. This agreement was made in response to concerns raised at that time by Baltimore County that methadone centers were being granted precertification status prior to any sort of local government input or citizen input regarding the desire for, or need for, those facilities in the County.

For the last several years, Baltimore County has focused on the strengthening of communities through a multidepartmental effort coordinated by the Office of Community Conservation. Key to our approach is allowing for as much public involvement in critical decision making as possible. Through these efforts, and with the strong partnership we have forged with the County's business, nonprofit and voluntary groups, and the public at large, we have been successful in strengthening infrastructure and quality of life in our needy communities.

I have learned over the past week that three for-profit methadone treatment centers have applied for and, in at least one case, received provisional certification status without the agreed upon "consultation/approval" from local government officials. This has caused community distress and has jeopardized the solid relationships which we have long worked to achieve.



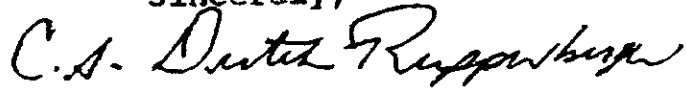
Page 2

Martin P. Wasserman, MD, JD
June 30, 1997

I am requesting that you renew Mr. Sabatini's pledge to include local government at the time application is made to the State Health Department, so that everyone impacted by these facilities may be given a chance to review the need and appropriateness of these programs. Such notification should be directed to Dr. Michelle Leverett, who will then involve my office.

I sincerely hope that this matter can be resolved to everyone's benefit. I am certain that with everyone working together, the best decisions will be made for Baltimore County.

Sincerely,



C.A. Dutch Ruppertsberger
County Executive

CAR:ck

Enclosure

c: Governor Parris N. Glendening
Major F. Riddick, Jr., Chief of Staff
Michelle A. Leverett, MD



HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

From the Office of

JAMES F. PORTS, JR. • ALFRED W. REDMER, JR.

Date:

7/16/97

Comments:

Mr. Lee, Here is
the latest
correspondence
we received
from the County
on the clinics.
Keep on
touch!

☒

For your information

☐

Please review and comment

☐

Please discuss with me

☐

Per your request

Thanks,

Jeff

ANNAPOLIS ADDRESS:
307 LOWE HOUSE OFFICE BUILDING
ANNAPOLIS, MARYLAND 21401-1991
(410) 841-3365

DISTRICT OFFICE:
4134 E. JOPPA ROAD SUITE 106
BALTIMORE, MARYLAND 21236-2223
(410) 529-8888



C.A. Dutch Ruppersberger
Baltimore County Executive

Executive Office
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2450
Fax: (410) 887-4049

July 8, 1997

Martin P. Wasserman, MD, JD
Secretary
State Department of Health and Mental Hygiene
201 West Preston Street - 5th Floor
Baltimore, Maryland 21201

Dear Secretary Wasserman:

As a follow-up to my June 30, 1997 letter, I am enclosing a copy of a resolution which was passed by the Baltimore County Council on July 7, 1997 requesting the Baltimore County Planning Board to consider proposing amendments to the Baltimore County Zoning Regulations in order to define methadone clinics and drug treatment centers and to regulate the location and performance standards of such clinics and centers in Baltimore County.

I would respectfully request that no permits for methadone clinics be issued in Baltimore County until the Planning Board has proposed and the County Council recommends any changes to our zoning regulations pertaining to drug methadone clinics and drug treatment centers. We would hope that this moratorium on the issuance of permits for methadone clinics would include the Jacob's Ladder Methadone Clinic which had been proposed to open at 614 Old Edmondson Avenue in Catonsville.

As you know, Baltimore County has spent considerable time and effort to preserve our older neighborhoods through our community conservation program and we very strongly support Governor Glendening's Smart Growth Initiative.

We will keep you informed of our Planning Board's deliberations and actions and will let you know when they make any recommendations to the County Council.

Sincerely,

A handwritten signature in dark ink, reading "C.A. Dutch Ruppersberger". The signature is written in a cursive style with a large, stylized "R".

C.A. Dutch Ruppersberger
County Executive

Martin P. Wasserman

July 8, 1997

Page 2

CADR:lh

Enclosure

**c: Governor Parris N. Glendening
Major F. Riddick, Jr., Chief of Staff
The Baltimore County Delegation
The Baltimore County Council
Michelle A. Leverett, MD**



FYI

HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

DIANE DECARLO
6TH LEGISLATIVE DISTRICT
BALTIMORE AND HARFORD COUNTIES
COMMITTEE:
COMMERCE AND GOVERNMENT MATTERS
SUB COMMITTEE:
ETHICS AND ELECTION LAWS

ANNAPOLIS PHONE:
410-841-3384

LEGISLATIVE DISTRICT OFFICE:
435-C EASTERN BOULEVARD
ESSEX, MARYLAND 21221
PHONE: 410-574-8494

May 23, 1997

Parker & Pallet
11450 Pulaski Hwy.
Bradshaw, Md. 21021

Dear Mr. Parker:

It has been brought to my attention that you are in the process of leasing one of your store fronts to some gentlemen who plan to operate a Methadone Treatment Center. This plan has caused a great deal of concern among the residents of the Bowerman-Loreley, Bird River, and White Marsh communities. They fear the impact such a treatment center will have on their lives. I must say that I echo their concerns. In dealing with proposals for methadone centers in other areas of my district I have learned that there is very little control of where possible patients come from. In fact I have been told that many patients come from other states such as Delaware for treatment. Once they arrive at the center for their treatment they can linger and loiter around for any length of time, and possibly get into mischief. The communities believe that such treatment centers would be better located near medical facilities such as Franklin Square Hospital.

I strongly urge you to reconsider the proposed treatment center, and lease the store front to a more appropriate usage. I thank you for your consideration in this matter. If I can ever be of any service in the future, please do not hesitate to call.

Sincerely,

Diane DeCarlo
Delegate Diane DeCarlo

cc: Larry Lee
Delegate Holt
Councilman Gardina

GWEN

FAX TRANSMISSION

ANOTHER WAY, INC.
11308 GRANDVIEW AVENUE, SECOND FLOOR
WHEATON, MARYLAND 20802-4834
(301) 942-5054
FAX: (301) 942-7376

To: Bud Clark or Newton Williams
Fax #: (410) 296-2765
From: Neal Berch
Subject: Zoning hearing

Date: July 30, 1997
Pages: 1, including this cover sheet.

COMMENTS:

Bud or Newton,

What is going on with our zoning hearing. We had our last meeting on June 18, and were suppose to have the hearing scheduled as soon as possible. Please call and let me know why we do not have a date yet. Is there anything we can do to speed up the process? I can be reached at (301) 731-9110 on Thursday until 2:00 p.m. Do not call after 2:00 because I won't be there. We are anxious to get are date set, please let us know what the hold up is.

Sincerely,

Neal Berch

Gwen -

8/5/97

As you can see these people are really upset. Any help will be appreciated - Z.C. said to set it back in. Thanks.

Newton

Fax CC: Mr. Carl Richards, 410-887-5708, joining

Copy
given to
GS

FAX TRANSMISSION

8/6/97
48

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
502 WASHINGTON AVENUE, SUITE 700
TOWSON, MARYLAND 21204
(410) 823-7800
FAX: (410) 296-2765

File No. 5475/1

To: Mrs. Gwen Stephens

Date: August 5, 1997.

Fax #: 410-887-5708.

Pages: 3, including this cover sheet.

From: Bud Clark

Subject: Continued Hearing - White Marsh Properties, Inc.
White Marsh Institute

COMMENTS:

97-464-X

Dear Gwen:

Our office filed an amended case, including a Special Hearing several weeks ago, asking for an early hearing.

Our clients as you can see are irate - ready to fire us.

Please set this in for a continued hearing as soon as possible. Thank you. Hopefully, you have already done so. Thanks.

Sincerely,
Bud Clark.

CONFIDENTIALITY NOTICE

"WARNING: Unauthorized interception of this telephonic communication could be a violation of Federal and Maryland laws."

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

Fax CC - Messrs. Smith & Birch -
White Marsh Institute - 1-301-916-8865

87/30/1997 18:22

301916835

NEAL BERCH

PAGE 01

To Gwen (8/5)**FAX TRANSMISSION**

ANOTHER WAY, INC.
11308 GRANDVIEW AVENUE, SECOND FLOOR
WHEATON, MARYLAND 20802-4834
(301) 942-5054
FAX: (301) 942-7376

To: Bud Clark or Newton Williams
Fax #: (410) 296-2765
From: Neal Berch
Subject: Zoning hearing

Date: July 30, 1997
Pages: 1, including this cover sheet.

COMMENTS:

Bud or Newton,

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Sincerely,

Neal Berch



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-464-X
11450 Pulaski Highway
10' NW of Pulaski Highway right-of-way, 190' SW of Allander Road
11th Election District - 5th Councilmanic
Legal owner(s): White Marsh Properties, Inc.
Contract Purchaser(s): White Marsh Institute

Special Exception for a community care center.

HEARING: MONDAY, JUNE 2, 1997 at 9:30 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: White Marsh Properties, Inc.
White Marsh Institute
Newton A. Williams, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 18, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





COUNTY COUNCIL OF BALTIMORE COUNTY

COURT HOUSE, TOWSON, MARYLAND 21204

VINCE GARDINA
COUNCILMAN, FIFTH DISTRICT

COUNCIL OFFICE:
887-3384

July 1, 1997

Mr. Larry Lee, President
Bowerman Loreley Beach Community Assn.
1313 Beach Road
Baltimore, MD 21162

Dear Larry:

The County Executive and the County Council will cosponsor a resolution asking the Planning Board to clarify and specify the definition of a drug treatment center, as we feel it should not be included within a community care facility but rather defined explicitly within the law.

This resolution will be discussed at the July 1, 1997 Council Work Session and voted on at the July 7, 1997 Council Meeting, then will be sent to the Planning Board.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, reading "Vincent J. Gardina".

Vince Gardina, Councilman
Fifth District

VG:st

cc: Adam Paul, President, White Marsh Civic Assn.
Al Thompson, President, Perry Hall Community Assn.



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1997, Legislative Day No. 14

Resolution No. 78-97

All Councilmembers

By the County Council, July 7, 1997

A RESOLUTION of the Baltimore County Council requesting the Baltimore County Planning Board to consider proposing amendments to the Baltimore County Zoning Regulations in order to define methadone clinics and drug treatment centers and to regulate the location and performance standards of such clinics and centers in Baltimore County.

WHEREAS, the Baltimore County Planning Board from time to time considers revisions to the Baltimore County Zoning Regulations; and

WHEREAS, certain types of drug treatment centers may fall within the classification of medical clinics or community care centers under the Zoning Regulations and may therefore be permitted in certain business and residential zones of the County; and

WHEREAS, some of these permitted locations may be inappropriately close to surrounding residential communities; and

WHEREAS, methadone clinics are a form of treatment center which provide a drug treatment program for heroin addicts; and

WHEREAS, the Zoning Regulations do not currently define "methadone clinics"; and

WHEREAS, the location of methadone clinics or drug treatment centers in close proximity to areas such as residential neighborhoods, schools, parks and libraries is not

appropriate.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Baltimore County Planning Board be and it is hereby requested to consider proposing amendments to the Baltimore County Zoning Regulations in order to define methadone clinics and drug treatment centers, to specify the zone or zones in which such clinics or centers might be permitted, and to establish standards for the location, design and operation of methadone clinics and drug treatment centers in Baltimore County.

R07897.WPD

READ AND PASSED this *17th* day of *July*, 1997.
BY ORDER

Thomas J. Peddicord, Jr.

Thomas J. Peddicord, Jr.
Secretary

Joseph Bartenfelder

Joseph Bartenfelder
Chairman, County Council

ITEM: Resolution 78-97

State of



Maryland

RECEIVED

AUG 7 1997

HEALTH OFFICER
BALTIMORE COUNTY

DEPARTMENT OF HEALTH AND MENTAL HYGIENE

4201 PATTERSON AVENUE • BALTIMORE, MARYLAND 21215-2299

Parris N. Glendening
Governor

Martin P. Wasserman, M.D., J.D.
Secretary

August 5, 1997

Michelle A. Leverett, M.D.
Baltimore County Health Department
Investment Building
1 Investment Place
Towson, Maryland 21204

RE: Notification of a Substance
Abuse Treatment Program
Application

Program Name: White Marsh
Institute

Dear Dr. Leverett:

The Licensing and Certification Administration has received an application to open a substance abuse treatment program.

From: Mr. Walter Smith

Type of Program: Outpatient Chemotherapeutic Treatment
Program (Methadone Maintenance)

Located at: 11450 Pulaski Highway, Suite 4
White Marsh, Maryland 21162

Phone: (410) 335-1370

The status of the application is listed below.

Application Review

Being processed: (X) Review completed: ()

Michelle A. Leverett, M.D.
Baltimore County Health Department
Page Two

Drug Enforcement Review:
Being processed: (X) Review completed ()

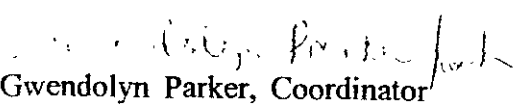
Alcohol and Drug Abuse Administration Approval:

Pending () Approved ()

Provisional Certification Issued: ()
from: _____

If you have any questions or concerns, feel free to contact the office at (410) 764-5960.

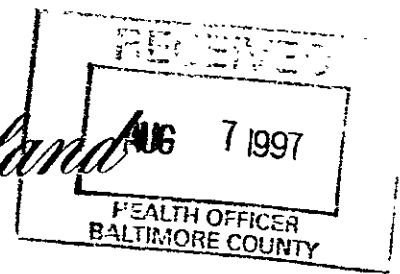
Sincerely,


Gwendolyn Parker, Coordinator
Substance Abuse Certification Unit
Licensing and Certification
Administration

GP:sh

Enclosure: Copy of Application Review Letter

cc: Todd Rosendale, ADAA
John Soffe, ADAA
File



DEPARTMENT OF HEALTH AND MENTAL HYGIENE
4201 PATTERSON AVENUE • BALTIMORE, MARYLAND 21215-2299

Parris N. Glendening
Governor

Martin P. Wasserman, M.D., J.D.
Secretary

August 5, 1997

Michelle A. Leverett, M.D.
Baltimore County Health Department
Investment Building
1 Investment Place
Towson, Maryland 21204

RE: Notification of a Substance
Abuse Treatment Program
Application

Program Name: Joppa Health Services,
Inc.

Dear Dr. Leverett:

The Licensing and Certification Administration has received an application to open a substance abuse treatment program.

From: Mr. Martin Kaplan

Type of Program: Outpatient Chemotherapeutic Treatment
Program (Methadone Maintenance)

Located at: 623 A Pulaski Highway
Joppa, Maryland 21085

Phone: (410) 363-6448

The status of the application is listed below.

Application Review

Being processed: () Review completed: (X)

Michelle A. Leverett, M.D.
Baltimore County Health Department
Page Two

Drug Enforcement Review:

Being processed: (X) Review completed ()

Alcohol and Drug Abuse Administration Approval:

Pending () Approved ()

Provisional Certification Issued: ()

from: _____

If you have any questions or concerns, feel free to contact the office at (410) 764-5960.

Sincerely,

Gwendolyn Parker
Gwendolyn Parker, Coordinator
Substance Abuse Certification Unit
Licensing and Certification
Administration

GP:sh

Enclosure: Copy of Application Review Letter

cc: Todd Rosendale, ADAA
John Soffe, ADAA
File

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

201 WEST PRESTON STREET • BALTIMORE, MARYLAND 21201 • Area Code 301 • 224-6500

William Donald Schafer
GovernorNelson J. Sabatini
Secretary

March 1, 1993

cc: Mike Gimbel
FYI

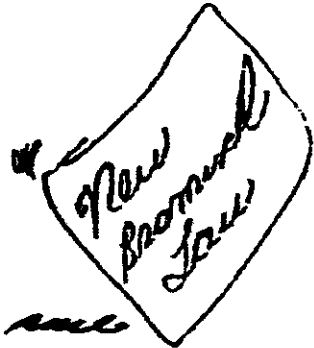
The Honorable Roger B. Hayden
Baltimore County Executive
Old Courthouse Mezzanine
400 Washington Avenue
Towson MD 21204

Dear County Executive Hayden:

I am writing to address your concern regarding the placement of private methadone programs in Baltimore County.

Please be assured that I will not authorize the operation of any methadone program without consulting with and receiving the approval of the appropriate local county government officials. Should you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,


Nelson J. Sabatini
Secretarycc: Mr. Robert Bastridge
Mr. Rick Sampson

Roger,
I promise to work very closely with you to make sure
we do the right thing.
Nelson

Baltimore County

TDD for the deaf
Baltimore Area 383-7836
D.C. Metro Area 525-0451

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND**Legislative Session 1997, Legislative Day No.****Resolution No. ____-97**

**Joseph Bartenfelder, S.G. Samuel Moxley, Kevin Kamenetz, T. Bryan McIntire,
Douglas B. Riley, Vincent J. Gardina, Louis L. DePazzo, Councilmen**

A RESOLUTION of the Baltimore County Council requesting the Baltimore County Planning Board to consider proposing amendments to the Baltimore County Zoning Regulations to regulate the location and performance standards of methadone clinics in Baltimore County.

WHEREAS, the Baltimore County Planning Board from time to time considers revisions to the Baltimore County Zoning Regulations; and

WHEREAS, "community care centers" are permitted, by Special Exception, in the Business, the Density Residential and Resource Conservation zones; and

WHEREAS, the Zoning Regulations do not define "methadone clinics" and are currently interpreted to include this use as being within the definition of community care centers; and

WHEREAS, to protect the health, safety, and welfare of the citizens of Baltimore County, it is necessary to consider whether methadone clinics should be specifically defined, as well as to consider adopting standards for siting, design and operation of methadone clinics wherever they might ultimately be permitted;

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Baltimore County Planning Board be and it is hereby requested to consider proposing amendments to the Baltimore County Zoning Regulations with regard to defining

methadone clinics, specifying the zone or zones in which methadone clinics might be permitted, and establishing standards for the location, design and operation of methadone clinics in Baltimore County.

CC: White Marsh Institute, Inc., 11450 Pulaski Hwy., White Marsh, Md., 21162
CC: Ronald Parker, Esq., 11450 Pulaski Highway, White Marsh, Md., 21162
CC: Mrs. Gwen Stephens, DOM LAW OFFICES 7/11/97 97-3448

NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

Mrs. Mitchell Kellman

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE

TOWSON, MARYLAND 21204-4528

(410) 823-7800

TELEFAX: (410) 296-2765

HAND DELIVERED

White Marsh Institute

Case - 97-464X

July 8, 1997

Addition of Special Hearing
to Special Exceptions Case.

Dear John:

We are adding an alternative special hearing as enclosed
to this existing special exceptions case.

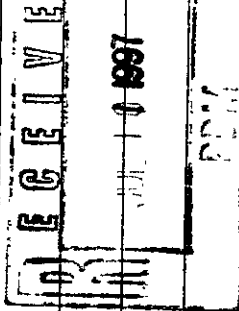
THIS NEW RELIEF MUST BE ADVERTISED AND POSTED,
THEREFORE WE NEED A NEW DATE FROM GWEN STEPHENS,

~~PLEASE LET US KNOW ABOUT THE NEW DATE. THANK YOU.~~

We enclose the following:

1. Three (3) Petitions for Special Hearing;
2. Two (2) 200 Scale Joint Maps;
3. Seven (7) Descriptions for Special Hearing;
4. Our NEW Check #50403 in the amount of \$250.00 & 275.00 Check
dated 7/1/97.

Please review and contact us promptly. Thanks, Sincerely, Bud
Clark.



cc: White Marsh Institute, (Enc.), 11450 Palisade Highway, White Marsh, Md. 21162
 cc: Ronald Parker, Esq., 11450 Palisade Highway, White Marsh, Md. 21162
 cc: Mrs. Gwen Stephens, DOM 97-448
 cc: Mrs. Gwen Stephens, DOM 7/11/97

NOLAN, PLUMHOFF & WILLIAMS
 LAW OFFICES
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
 502 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204-4528

(410) 823-7800
 TELEFAX: (410) 296-2765

11450 DELIVERED
 White Marsh Institute

Case - 97-464X
 Addition of Special Hearing
 to Special Hearing Case

July 8, 1997

Mr. John Lewis,
 DOM/ zoning Office
 County Office Building
 Towson, Md. 21204.

Dear John:

We are adding an alternate special hearing as enclosed
 to this existing special adoption case.

THIS NEW RELIEF MUST BE ADVERTISED AND POSTED,
 THEREFORE WE NEED A NEW DATE FROM GWEN STEPHENS.

~~PLEASE ADVISE US WHEN YOU HAVE THE NEW DATE.~~ THANK YOU.

We enclose the following:

1. Three (3) Petitions for Special Hearing;

2. Two (2) 200 Scale Zone Maps;

3. Seven (7) Descriptions for Special Hearing;

4. Our new check #5043 in the amount of \$250.00 & 275.00 check

Please review and contact us promptly. Thanks. Sincerely, [Signature]

RECEIVED AUG 06 1997

cc: White Marsh Institute, Inc., 11450 Parkside Hwy., White Marsh, Md. 21162
cc: Ronald Parkes, Inc., 11450 Parkside Highway, White Marsh, Md. 21162
cc: Mrs. Owen Stephens, RDM
NOLAN, PLUMHOFF & WILLIAMS
LAW OFFICES
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765

Mrs. Mitchell Hallman
11450 Parkside Hwy.
RDM/Johnny Wofford
Country Office Building
Towson, Md 21204

White Marsh Institute
(Case - 77-4648)
Addition of Special Hearing
to Special Hearing

Dear John:

We are adding an alternative special hearing as well as
to this existing Special Hearing case.

THIS NEW CASE MUST BE DOCKETED AND FILED,
THEREFORE WE NEED A NEW DATE FROM COURT'S CLERK.

~~PLEASE ADVISE US OF THE DATE WHEN YOU CAN FILE THE NEW CASE.~~
We enclose the following:

1. Case (3) Petition for Special Hearing;
2. Case (2) 200 State Court Maps;
3. Jones (7) Descriptions for Special Hearing;
4. Our NPW Check #5003 on the amount of \$250.00 & interest.

I have reviewed and found no problems. Thanks, sincerely,
[Signature]

RECEIVED AUG 06 1991



TO WHOM IT MAY CONCERN:

The Essex-Middle River Civic Council has voted unanimously to support the Bowerman-Loreley Beach Community Association in opposing a drug rehabilitation center to be located at the Parker and Pallett Center, 11450 Pulaski Highway.

Our 32 member organizations feel it is not compatible or in the best interest of the community to locate such a facility in this already problem-plagued area.

Thank you for your consideration,

Jackie Nickel


Chair, Board of Governors
June 10, 1997

The Greater Kingsville Civic Association, Inc.

P.O. BOX 221 KINGSVILLE, MARYLAND 21087

September 8, 1997

Mr. Lawrence E. Schmidt
Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Ref: Methadone Treatment Center

The Greater Kingsville Civic Association's board voted on July 16, 1997 to go on record in opposition to the proposed Methadone Clinic. Mr. Ron Parker plans to operate this clinic at 11450 Pulaski Highway and Allender Road.

This association is in agreement with the Bowerman-Loreley Beach Community Association in that this clinic does not belong at this location. Many thousand people, many of them youngsters, weekly visit the Freestate Sports Arena located less than one-quarter mile from the proposed clinic. This area in northeast Baltimore County is not regularly patrolled by the police department.

It would be greatly appreciated if this Special Zoning Exception is not granted. Thank you for your understanding in this matter.

Very truly yours,

Nancy Hastings

Nancy Hastings
President

ROCKAWAY BEACH IMPROVEMENT ASSOCIATION, INC.

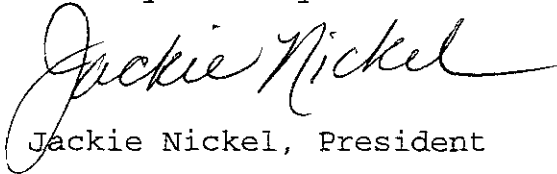
721 ROCKAWAY BEACH AVE.

June 8, 1997

Rockaway Beach Improvement Assoc. is in support of the Bowerman-Loreley Beach Community Assoc. in opposition to a proposed drug rehabilitation center at 11450 Pulaski Highway.

We feel it is not compatible or in the best interest of the community to locate such a facility in this already problem-plagued area.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Jackie Nickel". The signature is fluid and elegant, with a long, sweeping underline that extends to the right.

Jackie Nickel, President

**WHITE MARSH CIVIC ASSOCIATION
P.O. Box 314
White Marsh, Maryland 21162**

**Pat Keller
Zoning Office
Baltimore County**

May 30, 1997

Dear Mr. Keller,

In regards to the proposed "community care center" to be placed in the Parker & Pallet Center located at 11450 Pulaski Hwy., the WMCA shall go on record as opposing the placement of such a facility in the White Marsh Community. A methadone treatment center would be for many abusers living outside our community and would not be in the best interests of the local residents.

At present there are two (2) Alcoholic Anonymous and one (1) Narcotic Anonymous meetings a week at the Cowenton United Methodist Church which is located about a half mile away. It is our belief that that our community is doing it's best to help substance abusers and there is really no need for another facility in this area.

Also, the Parker & Pallet Center is not served by public transportation which would result in an unnecessary burdeon on the taxpayers . The substance abuser which have to be transported to the center by a taxi paid for by government. It is our opinion that Franklin Square Hospital would be a more proper setting for the treatment of substance abusers. The hospital is served by public transportation and is nearer to those with substance abuse problems. Another consideration is that the abuser wouldn't suffer the embarassment of being seen going in and out of a substance abuse center.

And lastly, the methadone program substitutes one addictive drug for another. Instead of a program to help the abuser to become drug free the methadone program keeps the abuser dependant on a narcotic drug. The program is not worth the cost because the abuser is still an addict not being able to function in a normal fashion in our society.

The organizations that meet at Cowenton UMC have a goal to keep the abuser drug free and providing the support needed to function normally in our society. Therefore a program that encourages continued drug dependency is not welcome in our community.

Sincerely,

Adam E. Paul, Sr.

**Adam E. Paul, Sr.
President, WMCA**

*THE LORELEY ROAD
IMPROVEMENT ASSOCIATION
315 Loreley Road
White Marsh, Maryland 21162
(410) 335-6298*

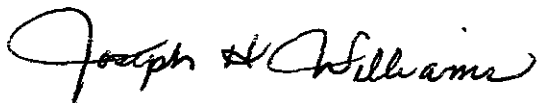
June 8, 1997

To Whom It May Concern:

The attached petition signed by the residents of the Loreley Road Community signifies this community's opposition to the placement of a drug/alcohol rehabilitation facility in the vicinity of Alendar Road and Pulaski Highway. There are inherent disadvantages to having this type of facility in close proximity to a residential community where many elderly and young children reside. We are currently faced with many issues including property value decline due to the landfill, a sludge depository and a rubble dump. A drug/alcohol rehabilitation facility would only add to our already mounting problems.

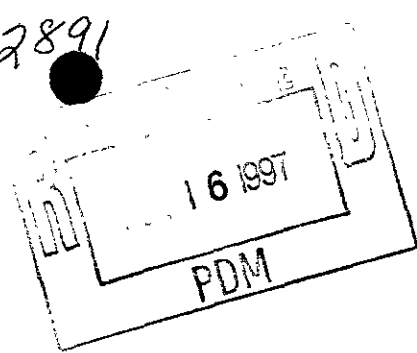
This letter and petition should be noted on record as this community's opposition to a zoning variance which would allow the placement of any such facility in our neighborhood.

Sincerely,

A handwritten signature in cursive script, reading "Joseph H. Williams".

Joseph H. Williams, President
Loreley Road Improvement Association

6/17/97
97-2891
to B
is this subject to
a hearing?



June 11, 1997

Mr. And Mrs. Norman I. Zellers
11717 Hamilton Place
White Marsh, MD 21162

97-464-X

Mr. Arnold Tablon
Baltimore County Dept. of Zoning
Division of Permits Development Management
111 W. Chesapeake Avenue
Towson, Md. 21204

Dear Mr. Tablon:

We are deeply concerned about the proposed White Marsh Institute, locating on 11000 block of Pulaski Hwy. We understand this is a drug treatment center, and feel this is not a appropriate location for such a facility. There is a children's sport facility directly behind the proposed location and residential areas within 1 block on both sides of Pulaski Hwy.

Please do the correct thing and don't allow the zoning changes. This is a concern of both the Loreley Beach and Darryl Gardens residents. Our Children and others that attend the sports facility should not be exposed to this type of facility. It would be the same as locating it next to an elementary school. As always there is also the concern of increased crime.

Your understanding in this matter would be greatly appreciated.

Sincerely,

Margaret M. Zellers

Norman I. Zellers

mz

9/9/97

We in Rosedale, The Greater
Rosedale Community Council and Hill-
brook-Caretot Physicians Assoc.
have been ~~and~~ ^{and} are opposed
to any type of drug treatment clinic
that dispenses methadone or any
other drug.

We have fought ^{against} these types of
facilities in the past and will
continue to do so. Our communities
have been inundated with
halfway houses, homeless shelters
and Section 8 housing to the point
where our property values have
plummeted. We have trash
facilities, dumps, incinerators,
and the like. How much more
must we endure?

Harry Adams
President Greater Rosedale Community Council
Hillbrook-Caretot Physicians Assoc.

6533 Black Head Road
Baltimore, MD 21220
May 28, 1997

State House of Representatives
Mrs. Diane DeCarlo
435 Eastern Boulevard
Baltimore, MD 21221

Dear State Delegate:

On behalf of the Bird River Beach Community Association we want to go on record as being extremely opposed to the proposed methadone treatment center at Allender Road and Route 40. We voted against the one proposed for Essex last year and do not feel we want one in our area. If you need more help from us on this subject please let me know.

Sincerely,



Elmer Yingling
President
Bird River Beach
Community Association

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
R. C. CURLEY	11010 BOWERMAN RD WHITE MARSH
Norothy Winick	5820 Stevens Rd 21162
Eileen Westerfield	11307 Beach Rd 21162
Ruth Rudolf	5804 Stevens Rd. 21162
Jessie L. Joya	11222 N Loreley Beach Rd. 21162
Donald R. Jope	SAMEAS ABOVE ↑
Thela Jones	11201 Beach Rd 21162
Kathy Miller	5626 Gunpowder Rd 21162
John Jurguy	5626 Gunpowder Rd 21162
GARY ADAMS	8035 NEIGHBOR AVE. 21237
Ken Hoit	10627 Jones Rd Bradshaw 21021
Thomas Miller	5937 Lady Beach Rd 21162
Frank Evans	5712 RANELAGH RD. 21162
Fred Hannah	5632 GUNPOWDER Rd 21162
Wesley M. Hannah	5632 Gunpowder Rd. 21162
Robert Johnston	Bowerman Rd 21162
Donald Kneeg. St	11218 N LORELEY BEACH RD 21162
Gloria Nealis	11316 Red Lion Rd. 21162
WNE Kazy-Schotta	5905 Loreley Beach Rd 21162
Charlene E Klopka	11015 Bowerman Road 21162
Barbara Nixon	11003 Bowerman Rd 21162
Patricia Bowerman Carroll	11039 Bowerman Rd. 21162
Joe Williams	305 LORELEY Rd. 21162
Senator Michael G. Collins	418 Eastern Blvd. 21221
Betty C. Rupp	5909 Loreley Beach Rd. White Marsh, Md 21162

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME
Sarah Paul
Nancy Hinters
PAUL JEDNORSKI
D. Wollschlaeger
R. Wilson
James R. Rorke
ADAM E. PAUL, SR.
LARRY LEE
Nancy Hastings
Oliver Clarke
BURTON C. J. LUGOFF
Sean McGraw
P. GONZALES
R. Hayes, MD

ADDRESS
10404 Vincent Farm Ln, White Marsh, Md 21162
800 Cold Spring Rd - 21220
300 ALLEGHENY AVE., TOWSON 21204
5601 Ranelagh Rd. White Marsh
5600 Ranelagh Rd. Wm. Md.
6021 Lordey Beach Rd
10404 VINCENT FARM LANE, WHITE MARSH 21162
11313 BEACH RD. 21162
7714 Buck Hill Rd. Kingville 21087
36 Banga Ct. Resto Md 21234
3 GREENLEAF DRIVE BAL. 21208
45 N. Main St 2014 Congressman Ehrlich
3417 Edcrest Rd Balt. 21244
827 Linden Ave. 21201

RECHER, JEDNORSKI & DEMEO, LLC

PAUL JEDNORSKI

ATTORNEY AT LAW

300 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

TELEPHONE (410) 825-3100
FACSIMILE (410) 337-8938

NAME

ADDRESS

Walter Smith

14307 Woodway St.

UNIVERSITY
PARK, MD
20782

Neal Berch

8 Marble Hill Germantown MD 20874

Karen Cooper

1504 Pickford Lane. Bowie MD 20716

John Ramsey

P.O. Box 81 WHITE MARSH MD 21162

Bill Morris

222 BUSLEY AVE
TOWSON, MD 21204

William Clark

502 WASHINGTON AVE TOWSON MD 21204

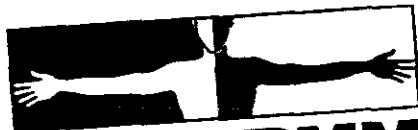
Dr. Burton C. D'Lugoff

ANOTHER WAY, INC.

11308 GRANDVIEW AVENUE, SECOND FLOOR
WHEATON, MARYLAND 20902-4634

(301) 942-5054
FAX (301) 942-7376

NEAL A. BERCH, PROGRAM DIRECTOR



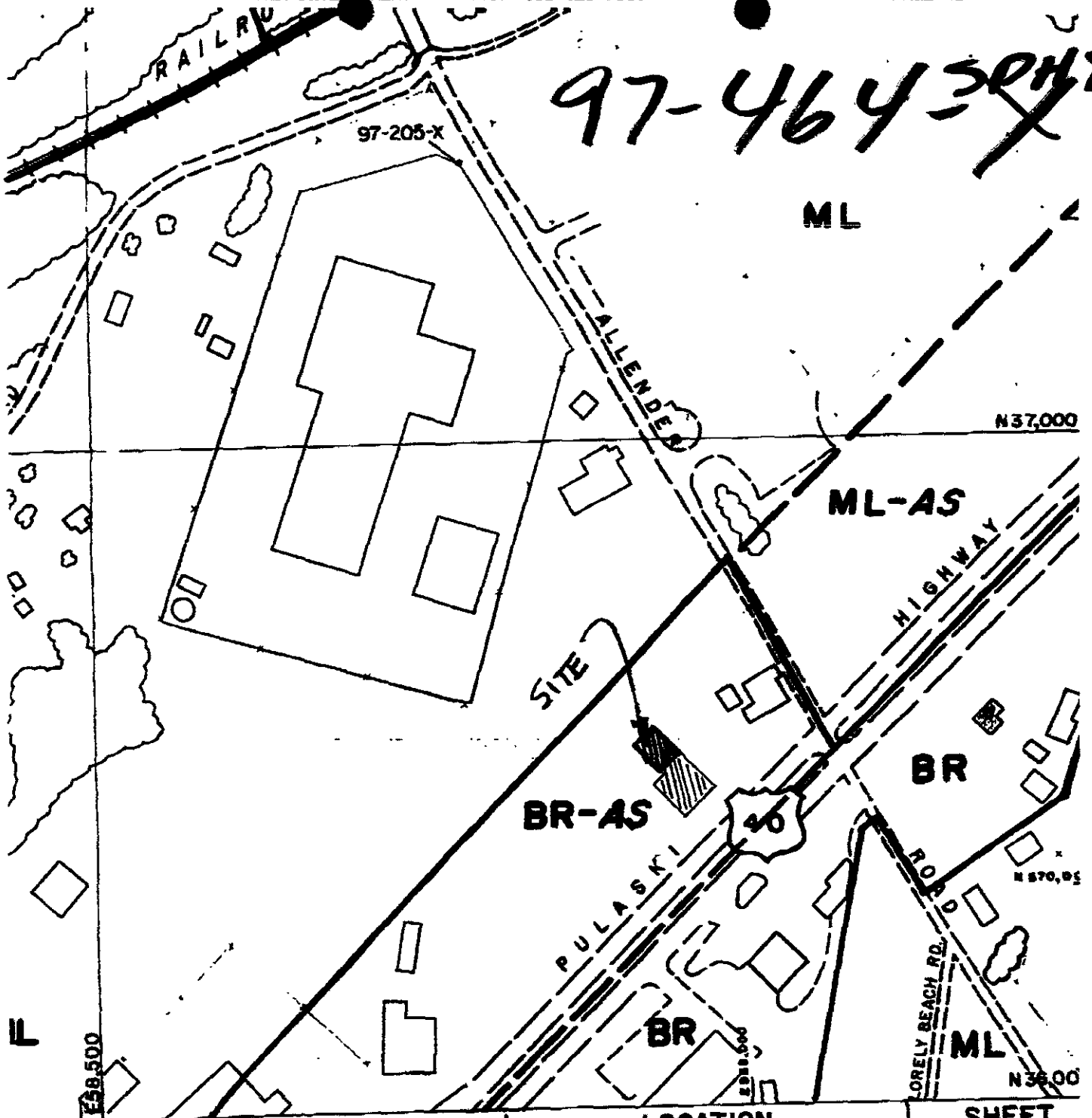
Open ARMMS

Neal Berch
Business Director

8240 Professional Place
Suite 213
Landover, Maryland
20785-2215
301-731-9110



97-4643PHX



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

LORELEY

SHEET

N. E.

10-J

#464

PARRIS N. GLENDENING
GOVERNORMARTIN P. WASSERMAN M.D., J.D.
SECRETARY**ALCOHOL AND DRUG ABUSE ADMINISTRATION**
THOMAS DAVIS, DIRECTOR**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**201 WEST PRESTON STREET, O'CONOR BUILDING - 4TH FLOOR
BALTIMORE, MARYLAND 21201-2399 - AREA CODE 410.

767-6901

May 30, 1997

Mr. Neal Berch
11450 Pulaski Highway
Suite 4
White Marsh, Maryland 21162

Dear Mr. Berch:

I am in receipt of your application to locate and implement a narcotic treatment program in the White Marsh, Maryland area trading under the name of the White Marsh Institute. All necessary documents have been forwarded to the appropriate State and federal offices.

Enclosed, you will find the results of a review, by zip code, of the White Marsh area. This review was conducted by the Maryland State Alcohol and Drug Abuse Administration's Substance Abuse Management Information System (SAMIS) utilizing data from the fiscal year 1996.

The data reviewed was the total number of Baltimore County residents from zip codes 21220, 21234, 21236 and 21237 that were treated in narcotic treatment programs (via methadone) during Fiscal Year 1996. In all, 268 clients were treated across 5 counties and Baltimore City; 64 clients were treated in Baltimore County (see attached).

Given this data, it appears that there is sufficient need in the White Marsh area to support additional narcotic treatment in Baltimore County. Furthermore, the SAMIS data indicates a 1 to 3 month waiting period to access treatment in the narcotic treatment programs located in the counties referenced in the attached memorandum.

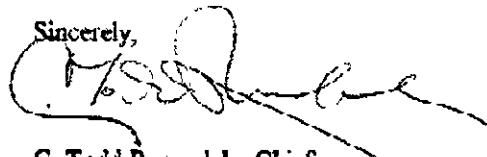
**PETITIONER'S
EXHIBIT** 2

TDD FOR DISABLED
MARYLAND RELAY SERVICE
1.800.735.2258

Mr. Neal Berch
May 30, 1997
Page two

I hope this information proves helpful, and I wish you success in your treatment pursuits

Sincerely,

A handwritten signature in black ink, appearing to read "C. Todd Rosendale", with a long horizontal flourish extending to the right.

C. Todd Rosendale, Chief
Division of Policy & Program Development
State Methadone Authority

Livingston's of Wheaton, Inc.

PAWNBROKERS • JEWELERS • APPRAISERS

2610 University Blvd. W. • Wheaton, MD 20902 • 301-929-6570

July 8, 1996

To Whom it May Concern:

Another Way, Inc. has been a neighbor since May 1993. The Program does a good job of keeping a low profile and not allowing any loitering around the area. We have not had any problems with any of their clients.

If any other information is needed please feel free to call.

Sincerely,



Craig D. Bernstein
President

PETITIONER'S
EXHIBIT 3



EDGEWATER PRINTING, INC.

A Kwik-Kopy Franchisee

trading as

KWIK-KOPY PRINTING

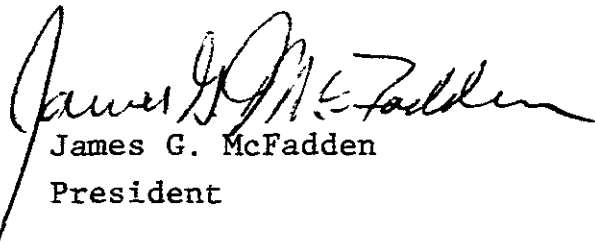
KWIK-KOPY PRINTING 8240 PROFESSIONAL PLACE, SUITE 211 / LANDOVER, MD 20785 / (301) 731-5990

July 3, 1996

To Whom it may concern:

Our company and Open ARMMS, Inc, have been next-door neighbors since we moved here two years ago. During this period we have neither experienced nor observed any irregularities of behavior on the part of the Open ARMMS clientele. We would be particularly likely to notice such behavior not only because our own clientele is made up of very responsible and upright commercial customers, but also because of the correct and businesslike appearance and atmosphere of the area in which we are situated.

We would have no reservations whatever about continuing our present close proximity to Open ARMMS either here or in any other location.



James G. McFadden
President



Wheaton/Silver Spring Office
2600 University Boulevard, We
Silver Spring, MD 20902
(301) 681-0500
Fax: (301) 949-2182

July 8, 1996

To whom it may concern:

In reference to Another Way, Inc. located at 11308 Grandview Avenue, Wheaton, Maryland. It has not had any impact on our business at Weichert Realtors.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna McGovern".

Donna McGovern
Processing Manager
Weichert Realtors





Allegiance Bank N.A.

July 12, 1996

Mr. Neal Berch
OPEN ARMMS, INC
8240 Professional Place, Suite 213
Landover, Maryland 20785-2215

Dear Mr. Berch:

Allegiance Bank, N.A. is delighted to have OPEN ARMMS, Inc. as a valued customer. We really enjoy the working relationship that is shared with you and your staff. None of our employees or customers have expressed any concerns, or made any complaints since you have become our neighbor. If you require any future assistance, please do not hesitate to contact me at (301) 731-1705.

Very Truly Yours,

Sherry T. White
Branch Manager



Allegiance Bank_{N.A.}

July 30, 1996

Pamellia G. Wilson
Vice President
301-949-2440

Neal Berch, President
Another Way, Inc.
11308 Grandview Avenue
Wheaton, Maryland 20902

TO WHOM IT CONCERNS:

Please be advised Another Way and Open Arms have been valuable customers of our bank for the last three years and have handled the business with the utmost professionalism.

This professionalism also carries over into the community, and there have been no problems associated with their business or clientele.

Their business also has had no negative effect with surrounding businesses or the cause for any business to relocate.

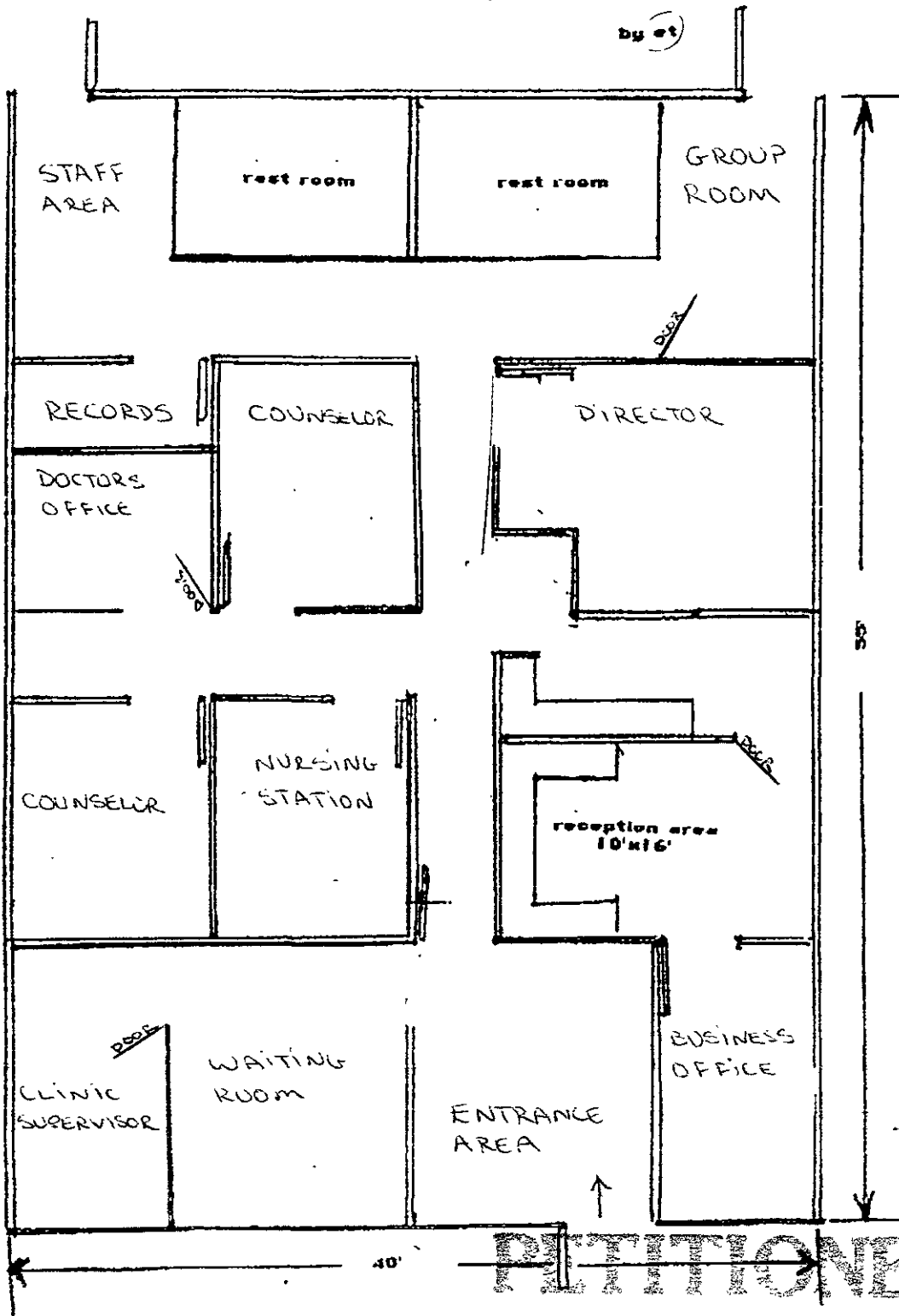
If you have any questions, please contact me at (301) 949 2440 or fax (301) 949 3040.

Sincerely,

Pamellia G. Wilson
Vice President

Rough Draft 1995

11450 Pulaski
hwy.



PETITIONER'S
EXHIBIT 5



PREGNANCY AID CENTERS, INC.

July 11, 1997

Walter A. Smith, Program Sponsor
White Marsh Institute
11450 Pulaski Highway, Suite 4
White Marsh, Maryland 21162

Dear Mr. Smith:

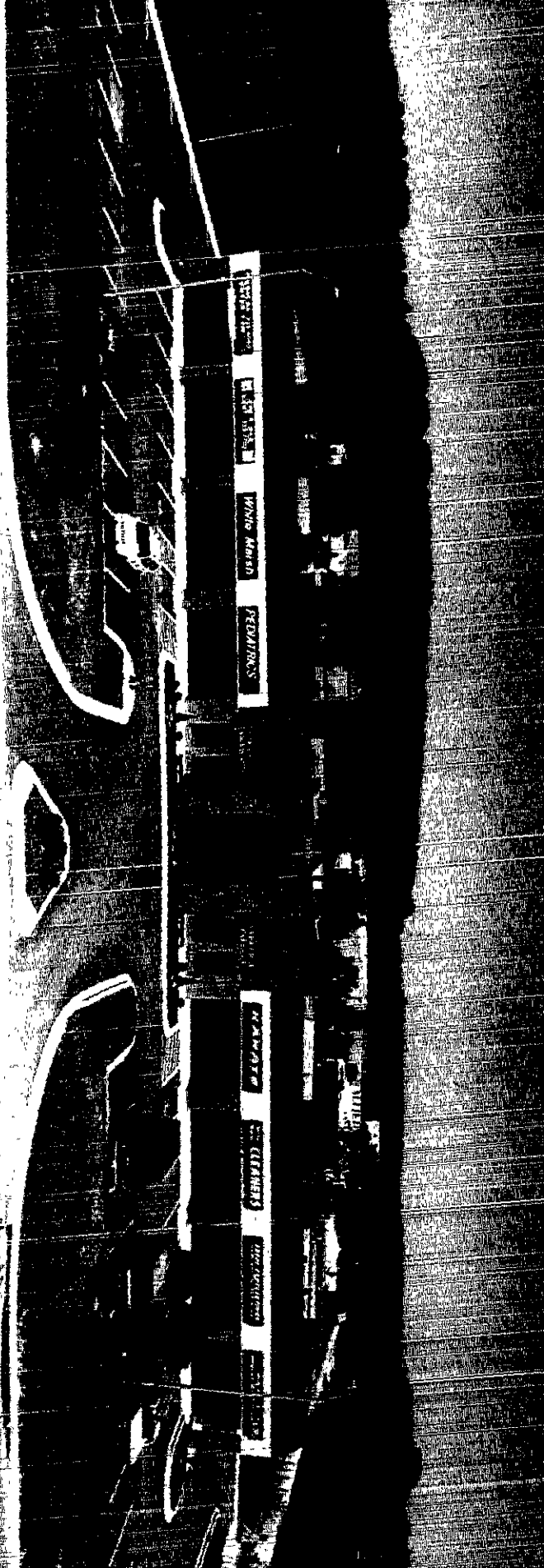
The Pregnancy Aid Centers is a non-profit agency dedicated to providing a wide range of medical, nutritional, psychological and support services to pregnant women, their children, and families. Our goal is to improve their health and welfare, and prevent illness and disease. Because of the rapid rise of HIV positivity among pregnant women and children, we clearly recognize and support all efforts which lead to reduced HIV infection rates. We fully support the efforts of the White Marsh Institute, and agree to act as the sponsor of the White Marsh Institute. We look forward to a mutually supportive and beneficial relationship which can only result in healthier families and children. Together we can help heal our communities of Addiction and HIV.

Sincerely,

Mary M. Jelasic LCSW

Mary M. Jelasic, L.C.S.W.
Director, College Park Pregnancy Aid Center

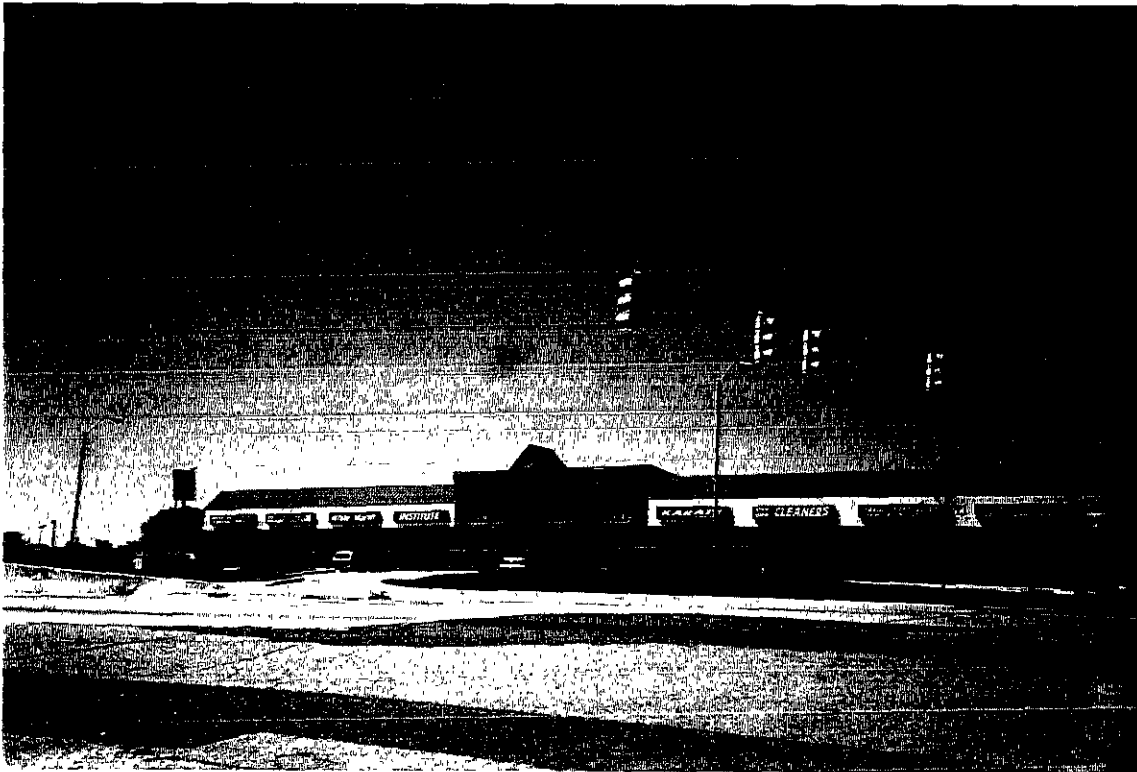
PETITIONER'S
EXHIBIT 6



7

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

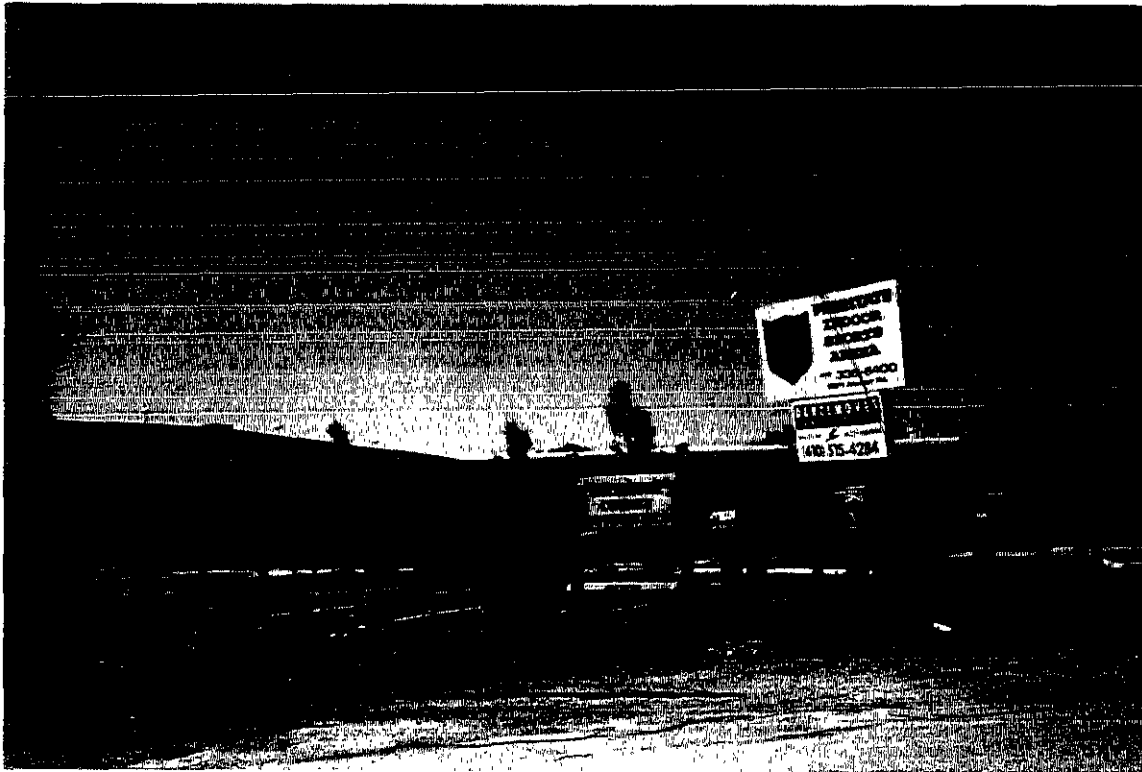


11450 PULASKI HWY.

PETITIONER'S
EXHIBIT 7A

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



ADJACENT LAND USE

ALLENDER ROAD

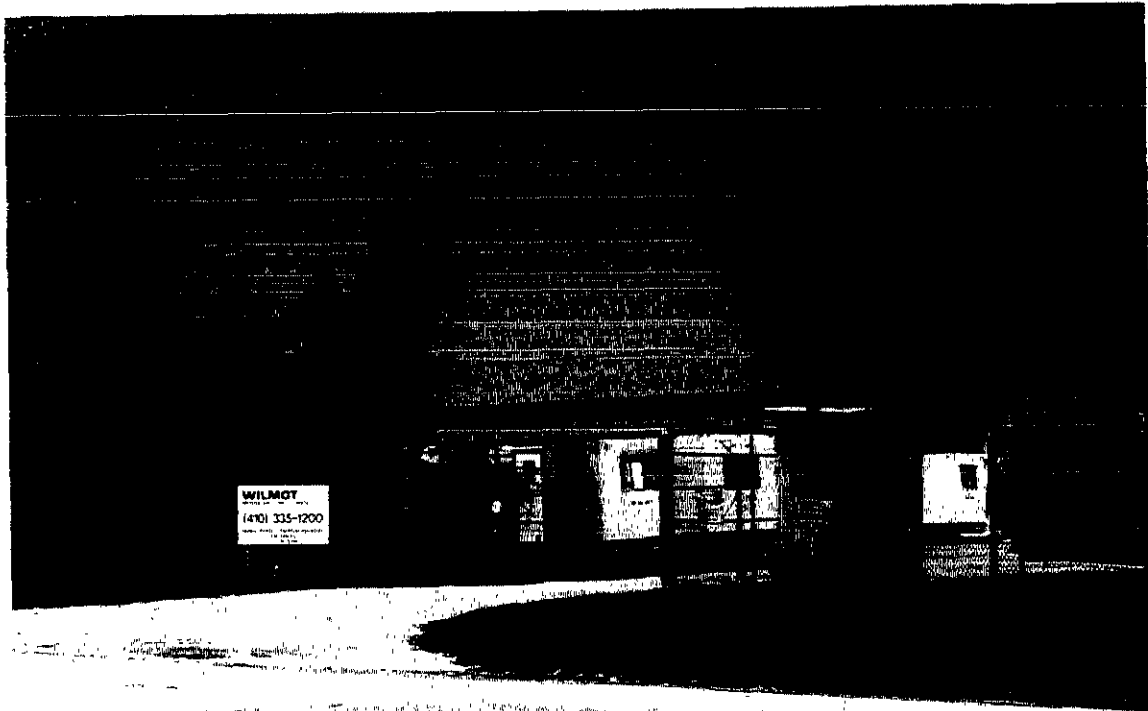


PETITIONER'S

EXHIBIT 7B

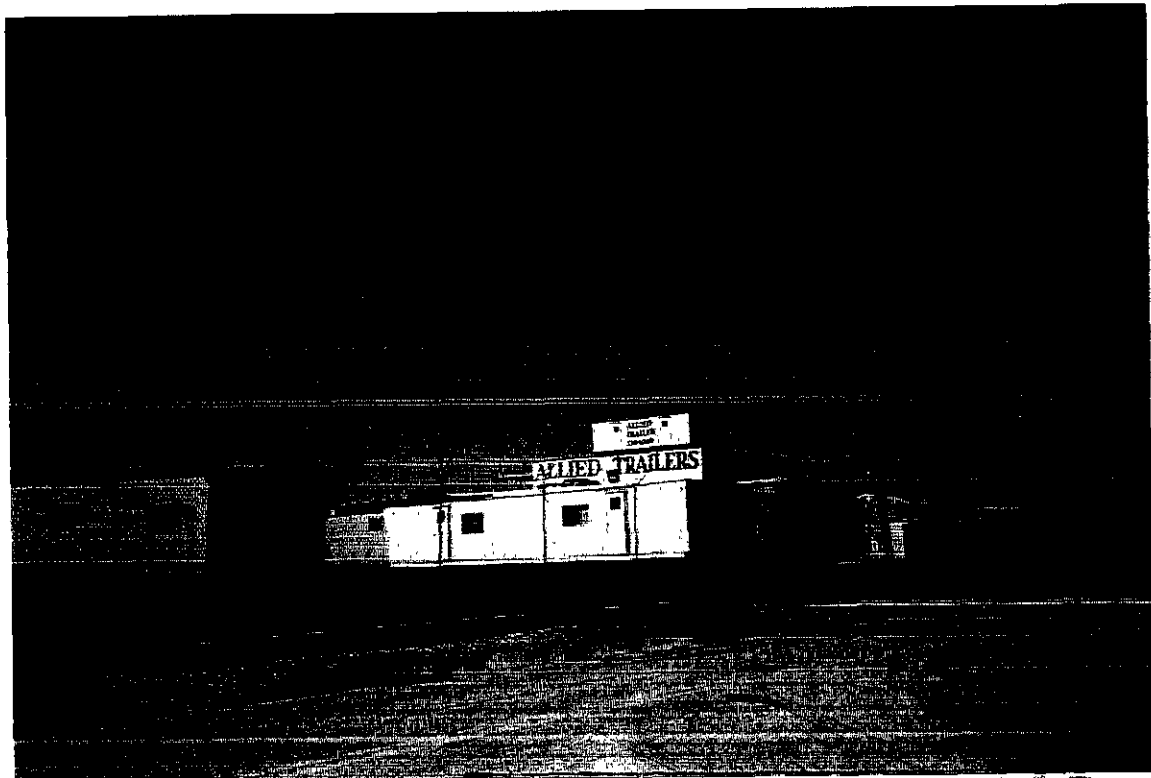
WILLIAM MONK, INC.

ENGINEERS • PLANNERS



ADJACENT LAND USE

ALLENDER ROAD



PLANNING'S

EXHIBIT

7C

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



ADJACENT LAND USE

PULASKI HWY.



PETITIONER'S

EXHIBIT



ADJACENT LAND USE

PULASKI HWY.



PLANNING'S
EXHIBIT 7E

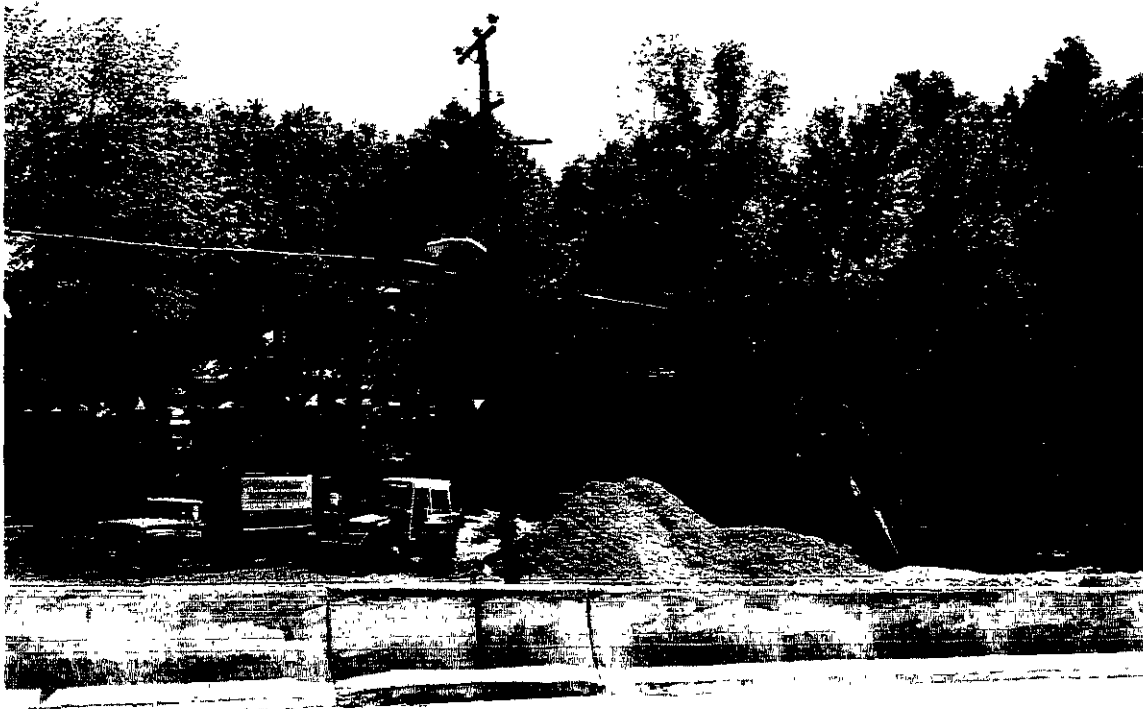
WILLIAM MONK, INC.

ENGINEERS • PLANNERS



ADJACENT LAND USE

PULASKI HWY.



WILLIAM MONK, INC.

ENGINEERS • PLANNERS



ADJACENT LAND USE

PULASKI HWY.



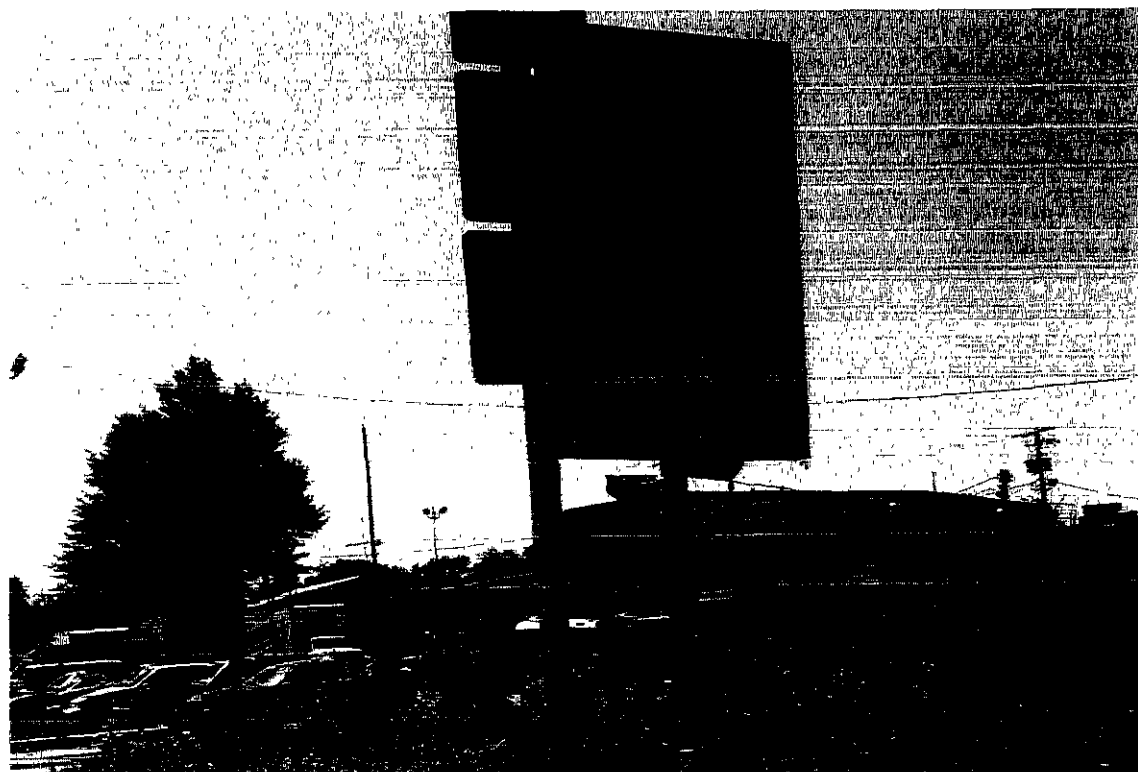
WILLIAM MONK, INC.

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ADJACENT LAND USE

PULASKI HWY.



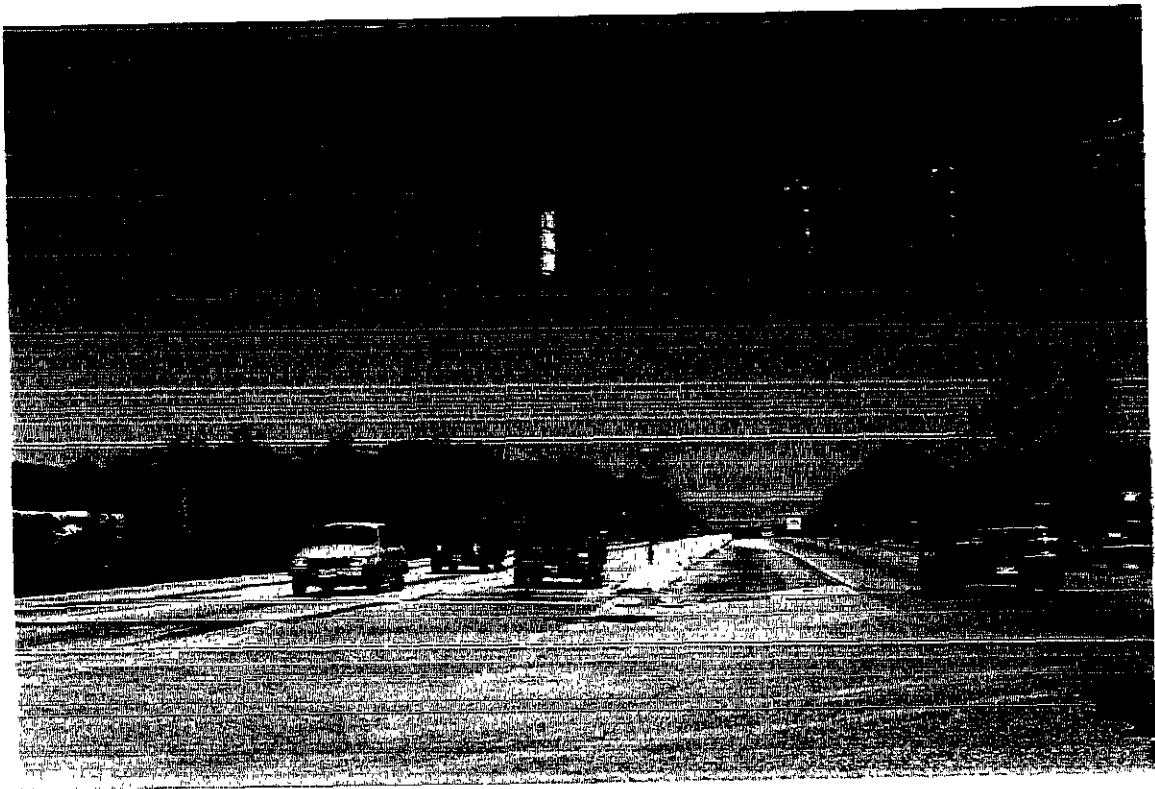
WILLIAM MONK, INC.

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



PULASKI HWY. VIEW LOOKING NORTH



WILLIAM MONK, INC.

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



ALLENDER ROAD VIEW LOOKING WEST



WILLIAM MONK, INC.

ENGINEERS • PLANNERS

ANOTHER WAY, INC.



11308 GRANDVIEW AVE MONTGOMERY CO., MD



WILLIAM MONK, INC.

ENGINEERS • PLANNERS



ADJACENT LAND USE



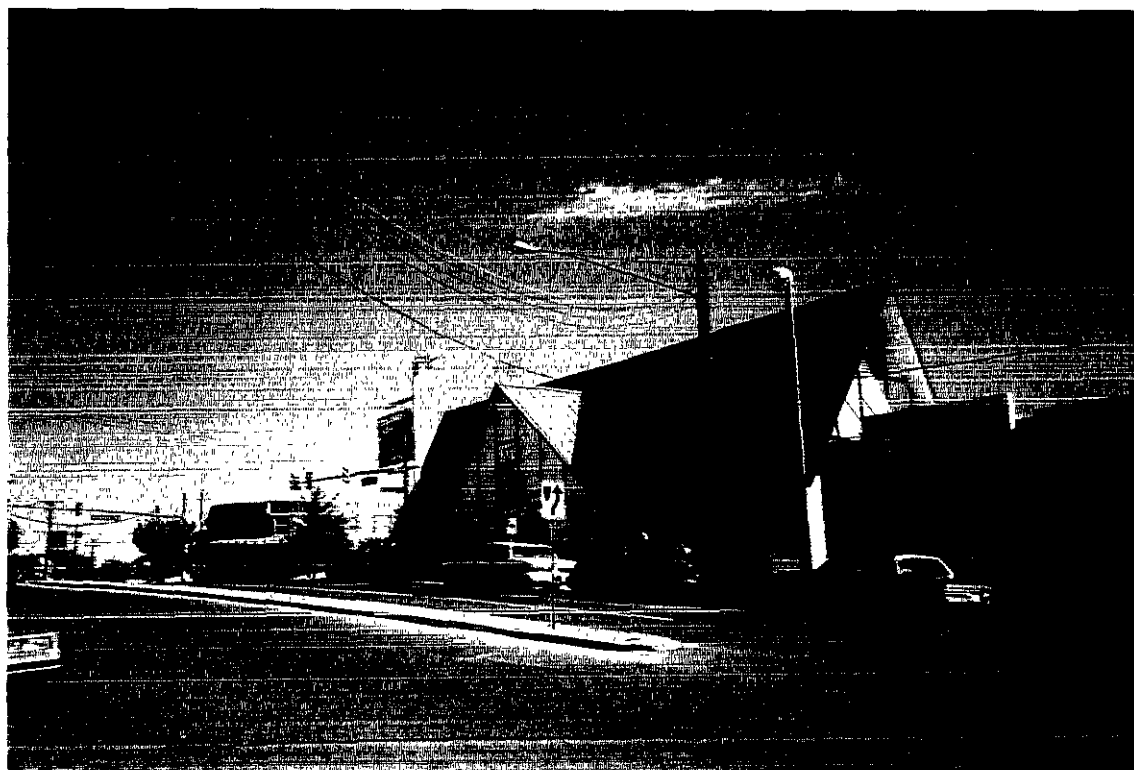
EXHIBIT 9B

WILLIAM MONK, INC.

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ADJACENT LAND USE



DEFENDANT'S

EXHIBIT 9C

WILLIAM MONK, INC.

ENGINEERS • PLANNERS



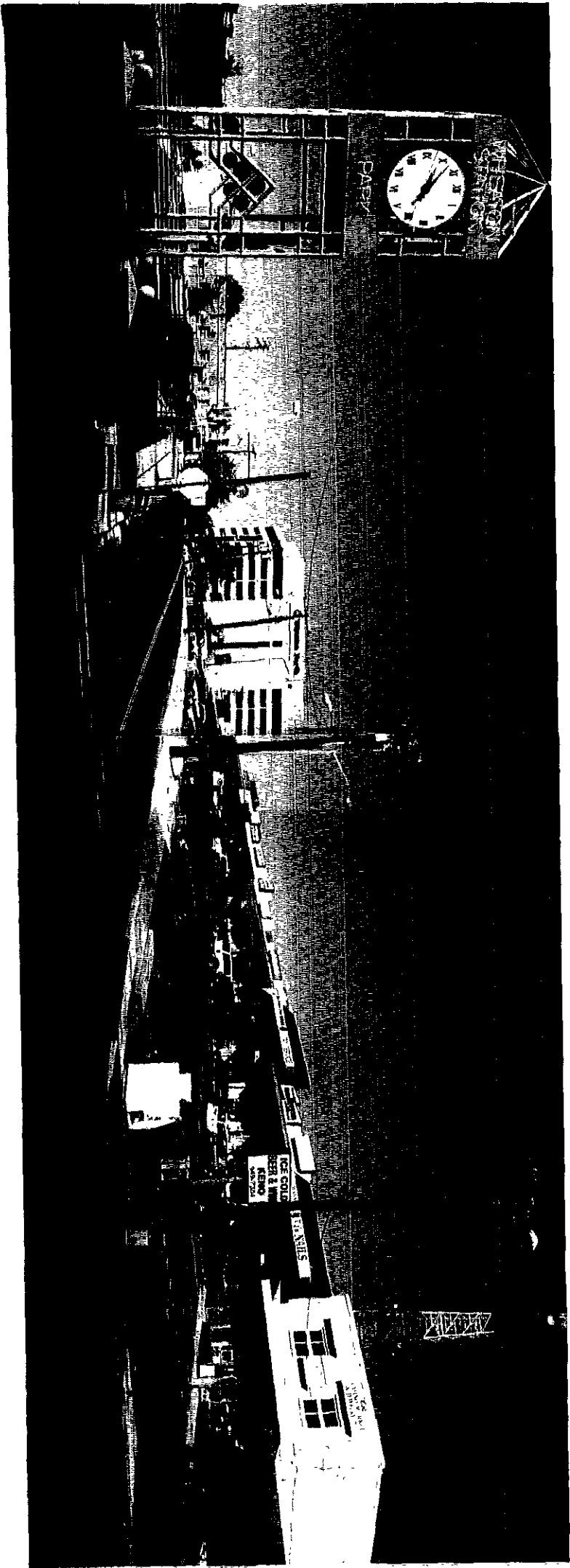
PHOTOGRAPHS

EXHIBIT 9D

WILLIAM MONK, INC.

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ADJACENT LAND USE



PETTORO'S
EXHIBIT 1 9E



DIVISION 59-C-6. CENTRAL BUSINESS DISTRICT ZONES.

Sec. 59-C-6.1. Zones established.**59-C-6.11. Zones permitted.**

These zones are permitted only in the central business districts, as described in section 59-C-6.12 and indicated on the zoning map. The central business district zones and their identifying symbols are as follows:

- CBD-0.5—Central business district, 0.5
- CBD-R1—Central business district, residential, 1.0
- CBD-R2—Central business district, residential, 2.0
- CBD-1 —Central business district, 1.0
- CBD-2 —Central business district, 2.0
- CBD-3 —Central business district, 3.0

59-C-6.12. Central business districts.

The central business districts are located as follows, and may be amended in accordance with the procedure for text amendments as set forth in division 59-H-9:

- (a) **Friendship Heights Central Business District.** All of the area contained within the boundary described in Ordinance No. 7-67, adopted May 28, 1974.
- (b) **Bethesda Central Business District.** All of the area contained within the boundary described in Ordinance No. 8-57, adopted December 6, 1977.
- (c) **Silver Spring Business District.** All of the area contained within the boundary described in Ordinance No. 8-25, adopted April 13, 1976.
- (d) **Wheaton Central Business District.** All of the area contained within the boundary delineated on the map entitled "The Central Business District Boundary of Wheaton, Maryland," August, 1978, modified October 1978, said boundary being more particularly described in the metes and bounds description attached to the original copy of Ordinance No. 8-86 which map and description are hereby made a part of this zoning ordinance.

(Legislative History: Ord. No. 8-78, § 1; Ord. No. 8-86, § 1; Ord. No. 10-53, § 17; Ord. No. 12-1, § 1.)

Sec. 59-C-6.2. Provisions of CBD zones.**59-C-6.21. Description, intent and general requirements.**

59-C-6.211. Description. Each of the Central Business District zones is intended to be shown on the master plan or sector plan of any of the Central Business Districts, as described in Section 59-C-6.12, above, in order to serve one or more specific functions in the implementation of the master plans or sector plans. These functions are based upon: (1) the location of a site with respect to the core, or area of highest intensity of

PETITIONER'S

EXHIBIT

the Central Business District; (2) existing or planned development adjacent to the Central Business District; and (3) the availability or adequacy of public facilities.

- (a) CBD-0.5 is intended to provide for a decrease in the density of development at the perimeter of the Central Business District.
- (b) CBD-R1 is intended for use in Central Business District where predominantly residential development is appropriate and compatible with adjacent existing and planned uses.
- (c) CBD-R2 is intended for use in areas of a central business district designated to accommodate high density residential development.
- (d) CBD-1 is intended for use in areas where higher densities are not appropriate.
- (e) CBD-2 is intended for land lying generally between the core area and the areas of the lowest density within the central business district.
- (f) CBD-3 is intended for the core areas of central business districts.
- (g) In addition, CBD-1 and CBD-2 are intended to be used as the zone of highest density in those central business districts where higher densities are not appropriate.

59-C-6.212. Intent of the Zones. These zones are designed to accomplish the following:

- (a) To encourage development in accordance with an adopted and approved master or sector plan by permitting an increase in density and intensity where it is in conformity with the sector plan and the site plan is approved on review by the planning board.
- (b) To permit a flexible response of development to the market as well as to provide incentives for the development of a variety of land uses and activities in central business districts to meet the needs and requirements of workers, shoppers and residents.
- (c) To encourage designs which produce a desirable relationship between the individual buildings in the central business district, between the buildings and the circulation system and between the central business district and adjacent areas.
- (d) To promote the effective use of transit facilities in the central business district and pedestrian access thereto.
- (e) To promote improved pedestrian and vehicular circulation.
- (f) To assist in the development of adequate residential areas for people with a range of different incomes.
- (g) To encourage land assembly and the most desirable use of land in accordance with a sector plan.

59-C-6.213. Additional intent of certain zones.

- (a) In the CBD-0.5, CBD-R1, and CBD-1 zones it is further the intent:
 - (1) To foster and promote the orderly development of the fringes of the Central Business Districts of the county so that these areas will provide land uses at a density and intensity which will encourage small business enterprises and

diverse living accommodations, while complementing the uses in the interior portions of these districts; and

- (2) To provide a density and intensity of development which will be compatible with adjacent land uses outside the Central Business Districts.
- (b) In the CBD-R1, CBD-R2, CBD-2 and CBD-3 zones it is further the intent to foster and promote the orderly development of the Central Business Districts of the county so that these areas will enhance the economic status of the county as well as providing an expanding source of employment and living opportunities for its citizens in a desirable urban environment.
- (c) In the CBD-2 zone it is further the purpose:
 - (1) To provide a density and intensity of development which will permit an appropriate transition from the cores of central business districts to the less dense peripheral areas within and adjacent to the districts; and
 - (2) To provide an incentive for the development of residential uses to meet the needs of those employed within the central business districts and those who will be able to use the district transit facilities to travel to and from places of employment.

59-C-6.214. Location. Except for existing and proposed public rights-of-way and privately owned railroad rights-of-way, as shown on an approved and adopted master or sector plan, no land shall be classified in any central business district zone unless it lies within a central business district as defined in section 59-A-2.1 and is recommended for that zone on an approved and adopted master plan or sector plan.

59-C-6.215. Methods of development and approval procedures. Two methods of development are possible in each of these zones.

- (a) **Standard method of development.** The standard method requires compliance with a specific set of development standards and permits a range of uses and a density compatible with these standards.
- (b) **Optional method.** Under the optional method greater densities may be permitted and there are fewer specific standards, but certain public facilities and amenities must be provided by the developer. The presence of these facilities and amenities is intended to make possible the creation of an environment capable of supporting the greater densities and intensities of development permitted. If residential uses are included in a development, moderately priced dwelling units are required to be constructed in accordance with chapter 25A, Montgomery County Code, as amended. The procedure for the approval of the use of the optional method is set forth in division 59-D-2, and site plans must be submitted and approved in accordance with the provisions of division 59-D-3.

59-C-6.22. Land uses.

No use is allowed except as indicated in the following table:

—**Permitted Uses.** The letter “P” in the appropriate column indicates the zones in which each use is permitted, subject to all applicable regulations under the standard

or the optional method of development, indicated by the letters "S" and "O", respectively.

—**Special Exception Uses.** The letters "SE" in the appropriate column indicate the zones in which each use may be authorized as a special exception, in accordance with the provisions of article 59-G, under the standard or the optional method of development respectively. Special exception uses in a development under the optional method are subject to approval by both the planning board and the board of appeals.

	CBD-0.5		CBD-R1		CBD-1		CBD-2		CBD-3		CBD-R2	
	S	O	S	O	S	O	S	O	S	O	S	O
(a) Residential.												
Apartment hotels. ¹												
Dwellings.	P	P	P	P	P	P	P	P	P	P	P	P
Embassy. ¹⁷					P	P	P	P	P	P		
Hotel or motel. ¹⁴		P		P		SE		SE		SE		P
Housing and related facilities for elderly or handicapped persons. ⁴		P		P		P		P		P		P
Life care facility. ⁵		P		P		P		P		P		P
(b) Manufacturing and industrial.												
Printing and publishing shops, excluding establishments using heavy duty equipment such as newspaper-printing.						P		P		P		
(c) Transportation, communication and utilities.												
Bus terminals.				SE		SE		SE		SE		SE
Cable communications system.	SE ³	SE ³	SE ³	SE ³	SE ³	SE ³	SE ³	SE ³	SE ³	SE ³	SE ³	SE ³
Helistops.												
Office and equipment for transmitting and receiving signals for mobile telephone service. ⁶					P	P	P	P	P	P		
Parking garages, automobile.		P				P		P				P
Parking lots, automobile, commercial. ²				P		P		P		P		P
Pipelines, underground.	P	P			P	P	P	P	P	P	P	P
Public utility buildings and structures.		SE		SE		SE		SE		SE		SE
Radio and television towers.				SE		SE		SE		SE		SE
Railroad tracks.	P	P			P	P	P	P	P	P	P	P
Taxicab stands.					P	P	P	P	P	P	P	P
(d) Commercial.												
Adult entertainment business. ¹⁶	SE				SE		SE		SE			

ZONING

§ 59-C-6.2

	CBD-0.5		CBD-R1		CBD-1		CBD-2		CBD-3		CBD-R2	
	S	O	S	O	S	O	S	O	S	O	S	O
Antique shops.	P	P		P	P	P	P	P			P	P
Appliance stores.				P		P		P		P		
Automobile sales, indoors and outdoors.					SE	P	SE	P				
Boat sales, indoors.						P		P		SE		
Book stores.	P	P		P	P	P	P	P	P	P	P	P
Building materials and supply store. ¹¹					P	P						
Department stores.						P		P		P		
Drug stores.	P	P		P	P	P	P	P	P	P	P	P
Eating and drinking establishments. ⁷	P	P		P	P	P	P	P	P	P	P	P
Eating and drinking establishments including drive-ins.						SE						
Florists.	P	P		P	P	P	P	P	P	P	P	P
Food and beverage stores.	P	P		P	P	P	P	P	P	P	P	P
Furniture stores.	P	P		P		P		P		P		
Gift shops.	P	P		P	P	P	P	P	P	P	P	P
Hardware stores.	P	P		P	P	P	P	P		P		
Millinery shops.	P	P		P	P	P	P	P	P	P		
Newsstands.	P	P		P	P	P	P	P			P	P
Office supply stores.	P	P		P	P	P	P	P	P	P	P	P
Pet shops.						SE		SE		SE		
Photographic and art supply stores.	P	P		P	P	P	P	P	P	P	P	P
Specialty shops.	P	P		P ⁸	P	P	P	P	P	P	P	P
Variety and dry goods stores.						P		P		P		
Wearing apparel stores.	P	P		P	P	P	P	P	P	P	P	P
(e) Services.												
Adult foster care home.	P	P	P	P	P	P	P	P	P	P	P	P
Ambulance or rescue squads, privately supported, non-profit.						P	P	P		SE		
Ambulance or rescue squads, publicly supported.						P	P	P		SE	P	P
Animal boarding place.					SE	SE	SE	SE				
Appliance repair shops.	P	P			P	P	P	P		P		
Automobile filling stations. ¹³	SE	SE			SE	SE	SE	SE	SE	SE	SE	SE
Automobile repair and services.	SE	P			SE	P	SE	P				
Barber and beauty shops.	P	P		P	P	P	P	P	P	P	P	P
Boat repair and services.										SE		
Car wash.	SE	SE			SE	SE	SE	SE				
Chancery. ¹⁷					P	P	P	P	P	P		
Child day care facility. ¹⁰	P	P	P	P	P	P	P	P	P	P	P	P

	CBD-0.5		CBD-R1		CBD-1		CBD-2		CBD-3		CBD-R2	
	S	O	S	O	S	O	S	O	S	O	S	O
Clinics.	P	P			P	P	P	P	P	P	P	P
Dry cleaning and laundry establishments.	P ¹⁵	P ¹⁵			P ⁹	P ⁹						
Dry cleaning and laundry pick-up stations.	P	P		P	P	P	P	P	P	P	P	P
Duplicating services.	P	P			P	P	P	P	P	P	P	P
Educational institutions, private.	P	P			P	P	P	P	P	P	P	P
Fire stations, publicly supported.	P	P			P	P	P	P		SE	P	P
Funeral parlors or undertaking establishments.						SE		SE				
Furniture or upholstery repair shops.	P	P			P	P	P	P				
Group residential facilities for housing exceptional persons.	SE	SE		SE		SE		SE		SE	SE	SE
Health clubs.	P	P		P	P	P	P	P	P	P	P	P
Hospice care facilities.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Hospitals.						P		P		SE		
Hospitals, veterinary.	SE	SE			SE	SE		SE				
International Organization, public. ¹⁷					P	P	P	P	P	P		
Laboratories.		P			P	P	P	P		P		
Laundromats, self-service.	P	P		P	P	P	P	P	P	P	P	P
Nursing and care homes.		P		P		P		P			P	P
Offices, banking or financial.	P	P			P	P	P	P	P	P	P	P
Offices, business.	P	P			P	P	P	P	P	P	P	P
Offices, professional.	P	P			P	P	P	P	P	P	P	P
Opportunity housing projects.	P	P	P	P	P	P	P	P	P	P	P	P
Photographic studios.	P	P			P	P	P	P	P	P	P	P
Place of religious worship.	P	P	P	P	P	P	P	P	P	P	P	P
Publicly owned or publicly operated uses.	P	P	P	P	P	P	P	P	P	P	P	P
Respite care home.	P	P	P	P	P	P	P	P	P	P	P	P
Shoe repair shops.	P	P		P	P	P	P	P	P	P	P	P
Tailoring or dressmaking shops.	P	P		P	P	P	P	P	P	P	P	P
(f) Cultural, entertainment and recreational.												
Auditoriums or convention halls.						SE		SE				
Billiard parlors.	P	P		P	P	P	P	P	P	P	P	P
Bowling alleys.	P	P		P	P	P	P	P	P	P	P	P
Libraries and museums.	P	P			P	P	P	P	P	P	P	P
Park and playgrounds.	P	P	P	P	P	P	P	P	P	P	P	P

	CBD-0.5		CBD-R1		CBD-1		CBD-2		CBD-3		CBD-R2	
	S	O	S	O	S	O	S	O	S	O	S	O
Private clubs and service organizations.	SE	SE		P	P	P	P	P	P	P	P	P
Recreational or entertainment establishments, commercial.	P	P		P	P	P	P	P	P	P	P	P
Swimming pools.									SE			
Swimming pools, private. ¹²	P	P	P	P	P	P	P	P		P	P	P
Theatres, indoor.	SE	SE		P	P	P	P	P	P	P	P	P
(g) Miscellaneous uses.												
Accessory buildings and uses.	P	P	P	P	P	P	P	P	P	P	P	P

¹If lawfully existing prior to April 26, 1966. They shall not be regarded as nonconforming uses and may be continued, repaired, reconstructed, structurally altered, or enlarged. An apartment-hotel meeting the above requirements is not required to maintain any guest rooms. No more than 20 percent of the total units contained in any apartment-hotel may be guest rooms; except that any apartment-hotel with more than 20 percent of its units already used or being converted to guest room use on March 30, 1982, may continue to use that proportion, up to a maximum of 45 percent, after March 30, 1982; and an apartment-hotel may increase the number or proportion of guest rooms above 20 percent, but not above 45 percent of its total dwelling units upon approval by the board of appeals pursuant to the provisions for granting special exceptions and under the terms of the hotel-motel special exception.

²Permitted use in CBD-1, CBD-2, CBD-3, CBD-R1, and CBD-R2 zones that lie within the county parking district.

³Except as provided in sections 59-A-6.9 and 59-G-2.10.1.

⁴Subject to the provisions of Section G-2.35 concerning occupancy and ancillary facilities and services.

⁵Subject to the provisions of Section G-2.35.1 concerning occupancy facilities and services.

⁶Such uses are prohibited from street level leasable space.

⁷No drive-thru lanes or exterior sales windows permitted. Establishments in which a substantial part of the food or beverage is packaged so as to facilitate its consumption off-premises are permitted provided such establishments are not free-standing structures.

⁸Within a residential building.

⁹Primarily intended for local service; however, work may be done on the premises for one other similar establishment or pick-up station.

¹⁰Under the optional method of development, a child day care facility may qualify as a public facility and amenity as described in section 59-C-6.215(b), but not for public use space as required in section 59-C-6.233.

¹¹If in existence since September 4, 1973. Such use is not nonconforming and may be continued, repaired, reconstructed, structurally altered, or enlarged in conformance with the provisions of the CBD-1 Zone.

¹²As an accessory use.

¹³A car wash with up to 2 bays may be allowed as an accessory use to an automobile filling station.

¹⁴Any nonconforming hotel or motel structure on land reclassified to any CBD zone may be converted in whole or in part to multi-family residential use provided that at least 25% of the units are restricted in sales price or rental price to amounts that comply with Montgomery County's Moderately Priced Dwelling Unit ("MPDU") regulations. Such nonconforming structures may continue to exist in accordance with the provisions of the C-2 zone in effect prior to October 24, 1972.

¹⁵Local service only.

¹⁶To provide for a reasonable period of amortization and to prevent unreasonable economic loss, any adult entertainment business existing on August 23, 1993 which does not conform to the requirements of Section 59-G-2.00.3, may continue to operate for 12 months following August 23, 1993. On or after that date, an adult entertainment business may continue in operation only if a special exception for an adult entertainment business has been granted.

¹⁷Must comply with all County building and related codes. Application for a building permit must be accompanied by a letter or other communication indicating that the State Department has been notified of the proposed location.

ZONING ORDINANCE

MONTGOMERY COUNTY,

MARYLAND



REPUBLICATION
Updated through
November 30, 1993
(Ordinance 12-51)

Chapter 59
VOLUME 4
MONTGOMERY COUNTY CODE, 1994



MUNICIPAL CODE CORPORATION

Tallahassee, Florida

1994

Printed on Recycled Paper

PETITIONER'S

EXHIBIT 12

Montgomery
County
Government

Department of
Environmental
Protection

200 Hungerford Drive, 2nd Floor
Rockville, Maryland 20850
(301) 738-3030



Certificate of Use and Occupancy

Date June 28, 1993

Certificate No. 30752

This certifies that the building located at 11308 Grandview Avenue

Wheaton

Suite No. 2nd Floor Name/Use: Professional Office

has applied for a certificate of use and occupancy under the provisions of the Montgomery County Building Code. The use for each floor, or part thereof, the live load (p.s.f.) and the fire grading must be as follows:

Floor	Use Group Class	Minimum Live Load	Fire Grading	Conditions
CDMC	B	50	2Hrs.	

This certificate applies to the above described premises (and none other) and is valid until the permitted use changes, regardless of ownership. Changes in the use requires reclassification of the building pursuant to

Edward W. Halam

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

PROJECT 14A



8240 PROFESSIONAL PLACE

OPEN ARMMS, INC.



PRINCE GEORGE'S CO. MD

COURTHOUSE COMMONS • 222 BOSLEY AVENUE • SUITE C-6 • TOWSON, MD 21204-4300 • 410-494-8931 • FAX 410-494-9903

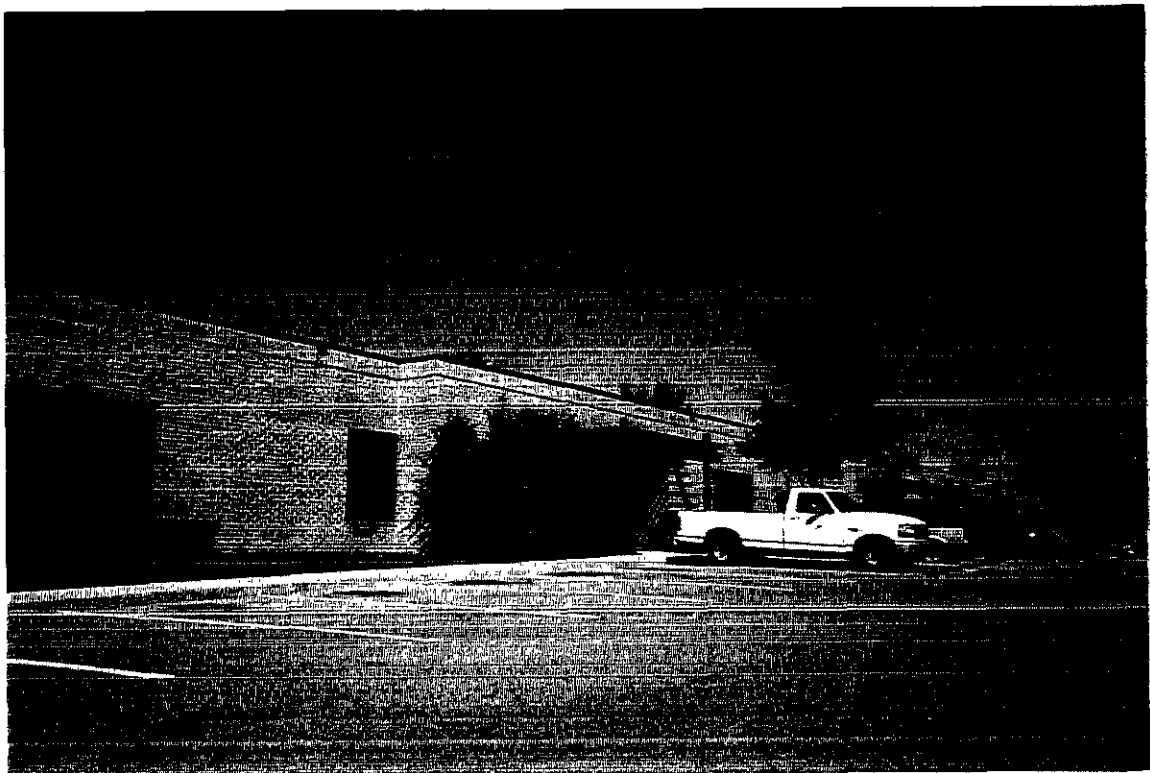
WILLIAM MONK, INC.

ENGINEERS • PLANNERS

OPEN ARMS, INC.



8240 PROFESSIONAL PLACE

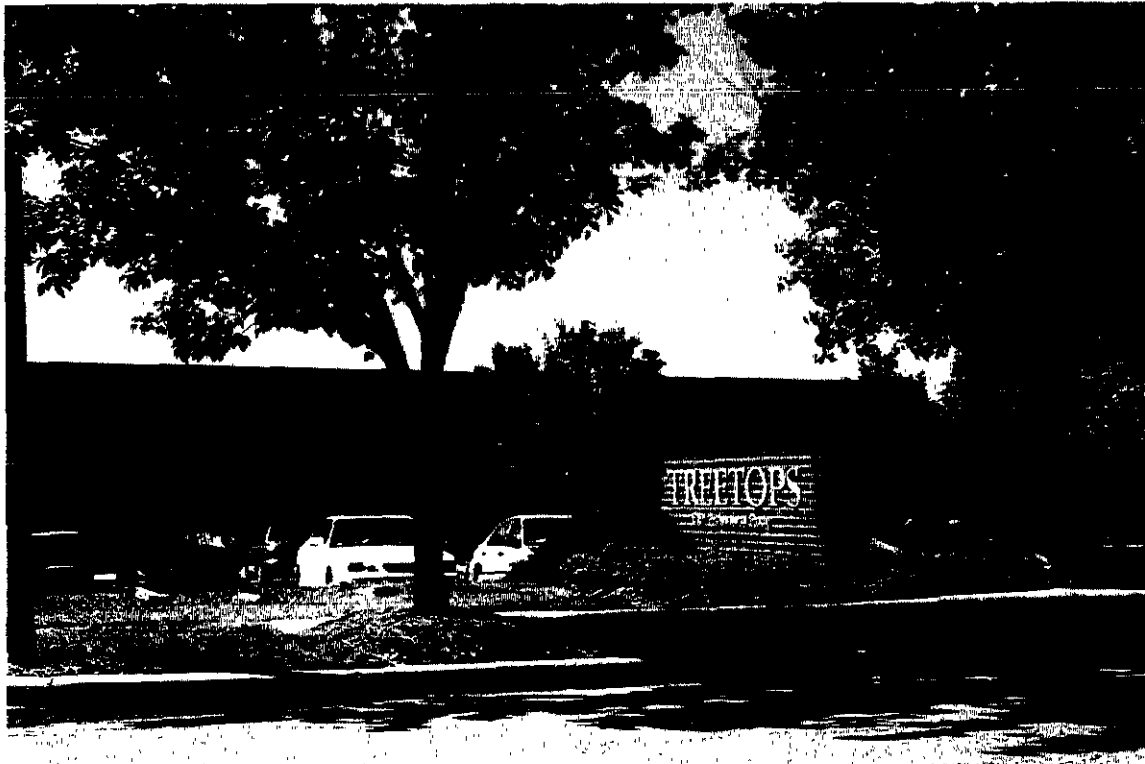


PRINCE GEORGE'S CO., MD

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

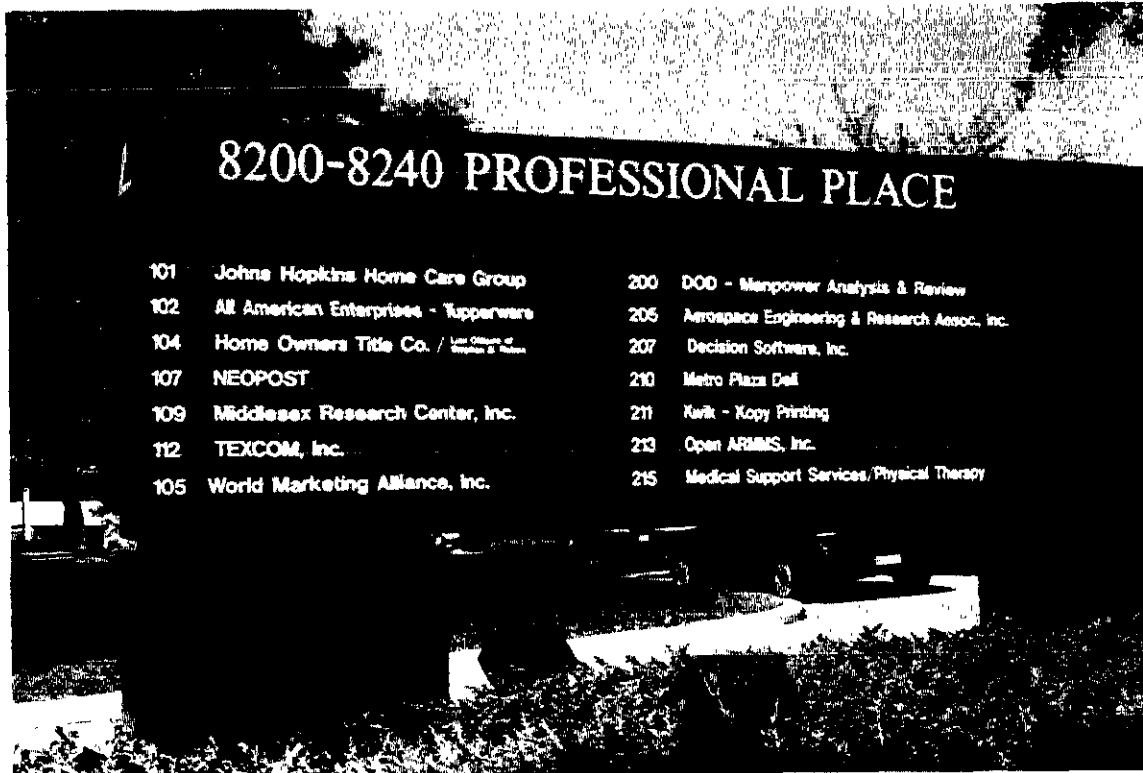
14C



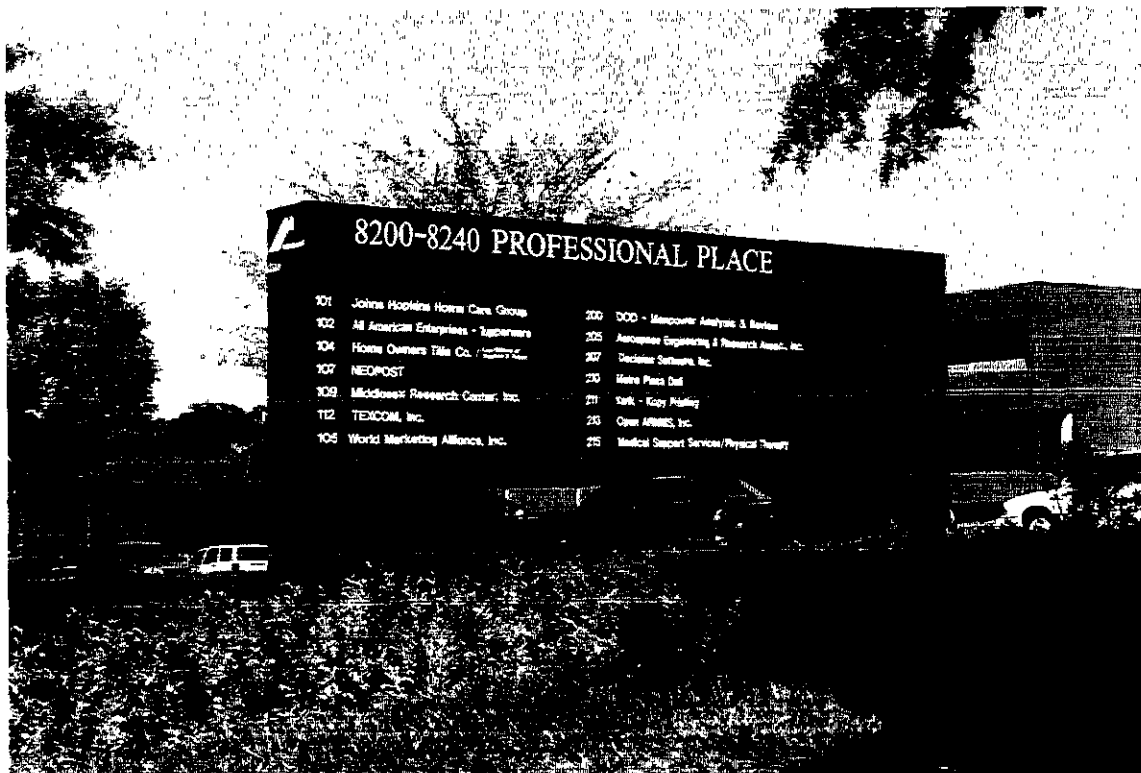
ADJACENT LAND USE



142



8240 PROFESSIONAL PLACE OPEN ARMMS, INC.



PRINCE GEORGE'S CO. MD

PETITIONER'S EXHIBIT 15

EFFECTIVE DATE *12/1/92* PRINCE GEORGE'S COUNTY ID NUMBER 9186-92-U
on Rollms DEPARTMENT OF ENVIRONMENTAL RESOURCES
CERTIFICATE OF OCCUPANCY

PERMISSION IS HEREBY GRANTED TO OCCUPY 8240 PROFESSIONAL PL # 213
LANDOVER MD 20785
USE GROUP: PARKING SP: 00246 TAX MAP: 0052 BLOCK: A
CONST. TYPE: SPEC. EX.: LOT: 2 PARCEL:
ZONE: 11 USE: MEDICAL CLINICS/OUT-PATNT/SERV
OWNERSHIP: PRIVATE
TRADE NM: OPEN ARMMS INC

OCCUPANT: PROPERTY OWNER:
OPEN ARMMS INC ROUSE AND ASSOCIATES-METRO
8240 PROFESSIONAL PL 5950 SYMPHONY WOODS R
LANDOVER MD 20785 COLUMBIA MD 21044

Willie H. Furr

THIS CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED
AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS
ISSUED. IT IS NOT TRANSFERABLE.
CHIEF BUILDING INSPECTOR

GUIDE TO ZONING CATEGORIES

IN PRINCE GEORGE'S COUNTY

NOVEMBER
1994

PETITIONER'S
EXHIBIT 18



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772



 V-L
(VILLAGE-LOW)

 V-M
(VILLAGE-MEDIUM)

COMMERCIAL ZONES

 C-O
(COMMERCIAL OFFICE)

 C-A
(ANCILLARY COMMERCIAL)

 C-1
(LOCAL COMMERCIAL, EXISTING)

 C-2
(GENERAL COMMERCIAL, EXISTING)

 C-C
(COMMUNITY COMMERCIAL, EXISTING)

 C-G
(GENERAL COMMERCIAL, EXISTING)

 C-S-C
(COMMERCIAL SHOPPING CENTER)

 C-H
(HIGHWAY COMMERCIAL, EXISTING)

 C-M
(COMMERCIAL MISCELLANEOUS)

 C-W
(COMMERCIAL WATERFRONT)

 C-R-C
(COMMERCIAL REGIONAL CENTER)

INDUSTRIAL ZONES

 I-1
(LIGHT INDUSTRIAL)

 I-2
(HEAVY INDUSTRIAL)

1985 ZONING ORDINANCE
OF
PRINCE GEORGE'S COUNTY, MARYLAND

**PETITIONER'S
EXHIBIT 19**

Containing all enactments of the District Council of Prince George's County,
Maryland through November 30, 1985

DIVISION 2. SPECIFIC INDUSTRIAL ZONES.

Sec. 27-469. I-1 Zone (Light Industrial).

* SEE APPENDIX A *

(a) Purposes

(1) The purposes of the I-1 Zone are:

(A) To attract a variety of labor-intensive light industrial uses;

(B) To apply site development standards which will result in an attractive, conventional light industrial environment;

(C) To create a distinct light industrial character, setting it apart from both the more intense Industrial Zones and the high-traffic-generating Commercial Zones; and

(D) To provide for a land use mix which is designed to sustain a light industrial character.

(b) Landscaping and screening

(1) Green area and landscaped strip

(A) At least ten percent (10%) of the net lot area shall be maintained as green area.

(B) A landscaped strip at least ten (10) feet wide (measured from the street line) shall be provided on the property along the entire street line. This landscaped strip shall not be considered as part of the required green area. (See Figure 56.)

(2) Screening

(A) Screening shall be provided along the entire boundary of any adjoining land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.

(c) Outdoor storage

(1) Outdoor storage shall not be visible from a street.

(d) Uses

(1) The uses allowed in the I-1 Zone are as provided for in the Table

of Uses (Division 3 of this Part).

(e) Regulations

(1) Additional regulations concerning the location, size, and other provisions of all buildings and structures in the I-1 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), and Signs (Part 12).

Sec. 27-470. I-2 Zone (Heavy Industrial)

* SEE APPENDIX A *

(a) Purposes

(1) The purposes of the I-2 Zone are:

(A) To accommodate a mix of intense industrial uses which require larger tracts of land;

(B) To accommodate industrial uses that may impact adjoining properties, but are essential to the County's economic wellbeing; and

(C) To apply site development standards which will generate an attractive, conventional heavy industrial environment.

(b) Landscaping and screening

(1) Green area and landscaped strip

(A) At least ten percent (10%) of the net lot area shall be maintained as green area.

(B) A landscaped strip at least ten (10) feet wide (measured from the street line) shall be provided on the property along the entire street line. This landscaped strip shall not be considered as part of the required green area. (See Figure 56.)

(2) Screening

(A) Screening shall be provided along the entire boundary of any adjoining land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.

(B) The screening shall include a slightly opaque wall or fence.

(c) Outdoor storage

(7) The word "manufacture" includes the words "fabricate", "assemble", and "repair".

(8) In the I-3 Zone, the word "manufacture" also means that the activity involves materials or parts produced elsewhere.

(9) Whenever the table refers to an allowed use, that use is either permitted (P), permitted by Special Exception (SE), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(b) TABLE OF USES

USE	ZONE			
	I-1	I-2	I-3	I-4
(1) COMMERCIAL				
(A) Eating or Drinking Establishments				
(i) Accessory to, and within the same building or group of attached buildings as any permitted use except a hotel or motel	P	P	X	PA
(ii) Within a hotel	SE ⁵	SE ⁵	PA ⁶	X
(iii) Within a motel	SE ⁵	SE ⁵	X	X
(iv) Within an office building	P	P	PA ⁶	X
(v) Within an industrial park of at least 50 acres	SE	SE	p10	SE
(vi) All others	SE	SE	X	SE
(B) Vehicle, Mobile Home, Camping Trailer, and Boat (Sales and Service):				
Car wash	P	P	X	X
Gas station, subject to Section 27-358(a) (1), (2), (4), (5), (6), (7), (8), and (10)	P	P	X	X
Incidental automobile service in parking garage ³	P	P	X	X
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	P	P	X	P
Vehicle towing station, provided it is screened by a wall	P	P	X	X

USE	ZONE			
	I-1	I-2	I-3	I-4
or fence at least 6 feet high				
Vehicle, boat, mobile home, or camping trailer repair and service station, and the sales of parts and tires which may include:				
(i) Installation of parts within a wholly enclosed building	P	P	X	X
(ii) Incidental retail sales of gasoline, subject to Section 27-358(a) (1), (2), (4), (5), (6), (7), (8), and (10)	PB	PB	X	X
Vehicle, boat, or camping trailer sales lot, which may include the rental and outdoor display of the vehicles	P	P	X	P
(C) Offices:				
Bank, savings and loan association, or other savings or lending institution	P	P	P	SE
Other Offices				
(i) Accessory to a permitted use	P	P	P	P
(ii) Medical practitioner's office	P	P	P	SE
(iii) All other offices	P	P	P	SE
Real estate subdivision sales office:				
(i) As a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P
(ii) All others	P	P	P	SE
(D) Services:				
Animal hospital, animal training, kennel	P	P	X	X
Barber or beauty shop	P	X	X	X
Bicycle repair shop	P	P	X	P

USE	ZONE			
	I-1	I-2	I-3	I-4
Blacksmith shop	P	P	X	P
Blueprinting, photostating, or other photocopying establishment	P	P	P	P
Catering establishment	P	P	X	P
Carpet or rug shampooing establishment	P	P	X	P
Data processing	P	P	P	X
Dry cleaning or laundry pick-up	P	P	X	X
Dry cleaning plant	P	P	X	P
Electrical or electronic equipment radio or television, computer repair shop	P	P	P	X
Farm implement repair	P	P	X	P
Household appliance or furniture repair shop				
(i) furniture and small appliances only	P	P	P	P
(ii) All others	P	P	X	P
Key or locksmith shop	P	P	X	X
Laboratory:				
(i) Accessory to allowed use	P	P	P	P
(ii) Medical or dental	P	P	P	SE
(iii) Research, development, or testing	P	P	P	SE
(iv) All others	P	P	X	SE
Laundromat	P	P	X	X
Laundry plant	P	P	X	P
Lawnmower repair shop	P	P	X	P
Massage establishment	SE	SE	X	X
Photographic processing plant	P	P	P	P

USE	ZONE			
	I-1	I-2	I-3	I-4
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P
Food or beverage store	SE	SE	X	X

This space intentionally blank.

USE	ZONE			
	I-1	I-2	I-3	I-4
Hardware store (may include electrical or plumbing supplies)	P	P	X	X
Household appliance or furniture store	P	P	X	X
Lawnmower (sales) store	P	P	X	X
Nursery and garden center	P	P	X	X
Paint or wall covering store	P	P	X	X
Plumbing Supply Store	P	P	X	X
Retail sales of products:				
(i) Provided the retail sales are incidental to the manufacturing of the products on the premises and the retail sales area does not exceed 15% of the gross floor area of the building, or 5,000 square feet, whichever is less			P	
(ii) Provided the retail sales are incidental to the manufacturing of the products on the premises, except where permitted by (i) above	PB	PB	X	PB
(iii) Provided the retail sales are incidental to the wholesaling of the products on the premises	PB	PB	X	X
(CB-122-1986)				
Septic tank sales	P	P	X	P
Seasonal decorations display and sale as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P
Stationery or office supply store, which may include the sale of office furniture and business machines	P	P	X	P
Swimming pool or spa sales and service (which may include	P	P	X	P

USE	ZONE			
	I-1	I-2	I-3	I-4
outdoor display, provided it is enclosed by a 6-foot high fence)				
Wayside stand:				
(i) as a temporary use, subject to Sections 27-260 and 27-261	P	P	P	P
(ii) All others	P	P	X	P
(2) INDUSTRIAL				
(A) Chemical and Allied Manufacturing:				
Abrasive and asbestos products	X	SE	X	X
Acids and caustics	X	X	X	X
Carbon black	X	X	X	X
Celluloid or pyroxylin	X	X	X	X
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication	P	P	P	P
Distillery for the production of fuel alcohol, which may include bulk storage	SE	P	X	X
Drugs, compounding	P	P	P	P
Dyestuffs	X	P	X	P
Fertilizers	X	SE	X	SE
Gum and wood chemicals, which may include distilling	X	P	X	P
Ink:				
(i) Paste inks	P	P	X	P
(ii) All other inks	X	P	X	P
Organic and inorganic chemicals (except as specified):				
(i) Blending and mixing	X	P	X	P
(ii) Breaking bulk	P	P	X	P
Paints, varnishes, lacquers,	X	P	X	P

USE	ZONE			
	I-1	I-2	I-3	I-4
enamels, and shellacs				
Pesticides and insecticides	X	X	X	X
Plastics and synthetic fibers	X	P	X	P
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X	SE	X	SE
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere				
Armament control and sighting systems	P	P	X	P
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)	P	P	P	P
Containers: §				
(i) Paper or plastic	SE	P	P	P
(ii) Glass, metal, or wood or other materials	SE	P	X	P
Engines, generators, turbines, or miscellaneous machinery	X	P	X	P
Furniture, cabinets, fixtures, or interior decorating components	P	P	P	P
Hardware (except as otherwise specified)	P	P	X	P
Heavy armament	SE	P	X	P
Household appliances:				
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	P	P	P	P

USE	ZONE			
	I-1	I-2	I-3	I-4
(ii) All others	P	P	X	P
Motorized and nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items)	X	P	X	P
Office supplies and equipment	P	P	P	P
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):				
(i) Plastic	P	P	P	P
(ii) Other materials	P	P	X	P
Electrical lighting fixtures	P	P	P	P
Spas and swimming pools	P	P	X	P
Structural components of buildings (except as otherwise specified)	P	P	X	P
Vending machines	P	P	X	P
(C) Manufacturing and processing of Lumber, Wood, and Related Products:				
Logging camps or contractors	X	P	X	X
Mobile or manufactured homes	X	P	X	P
Modular buildings	X	P	X	P
Sawmills or planing mills	X	P	X	P
Veneer and plywood	X	P	X	P
Wood preserving	X	P	X	P
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment				
Engineering, computer, drafting,	P	P	P	P

USE	ZONE			
	I-1	I-2	I-3	I-4
laboratory, office, research, and scientific instruments, devices, equipment and supplies				
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies.	P	P	P	P
Photographic equipment and supplies	P	P	P	P
Timing, light, mixing, safety, temperature, or weight control devices	P	P	P	P
Watches, clocks, measuring, or time-keeping devices	P	P	P	P
(E) Metal Production:				
Blast furnace	X	X	X	X
Foundry:				
(i) Nonferrous metals	X	P	X	P
(ii) Nonornamental ferrous	X	SE	X	SE
(iii) Ornamental mentals	X	P	X	P
Recycling of nonferrous metals	SE	P	X	P
Rolling mill	X	X	X	X
Smelting	X	X	X	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:				
Brushes, brooms, combs, or lamp shades manufacturing	P	P	X	P
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing	X	P	X	P
Contractor's office (general) as a permanent use, including the busi- nesses of siding, flooring, roofing,				

USE	ZONE			
	I-1	I-2	I-3	I-4
Matches manufacturing	X	X	X	X
Mini-warehouses	P	P	X	P
Motion picture or broadcasting equipment manufacturing and production	P	P	X	P
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	P	P	P	P
Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	P	P	P	P
Plastic products manufacturing, except as otherwise specified	P	P	P	P
Precious metal-ware manufacturing and plating	P	P	P	P
Recycling plant, except as otherwise specified	SE	P	X	P
Storage yard, except as otherwise specified	P	P	X	P
Tobacco packing, processing, and treatment	P	P	X	P
Trash removal services	X	P	X	X
Warehousing (storage building), except as otherwise specified	P	P	X	P
Warehousing, wholesaling, distribution, or storage of materials (products) used or produced on the premises	P	P	P	P
Warehousing, wholesaling, distribution, and storage of materials (products) not used or produced on the premises (i) Subject to Section			P	

USE	ZONE			
	I-1	I-2	I-3	I-4
27-471(g)				
(ii) All others	P	P	X	P
Warehousing or storage which is not in a wholly enclosed building except as otherwise specified	P	P	X	P
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	X	X	X	X
Vehicle salvage yard	SE	SE	X	X
(G) Petroleum, Gas, and Related Products:				
Asphalt mixtures	X	SE	X	X
Breaking bulk for home consumption or portable appliances	P	P	X	P
Distribution for home consumption	P	P	X	P
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	SE	P	X	P
Gasohol fabrication	X	P	X	X
Liquid gas storage	X	SE	X	SE
Refinery	X	X	X	X
Tank farm, except as otherwise specified	X	P	X	P
(H) Printing, Publishing, Paper, and Related Industries:				
Bookbinder manufacturing	P	P	P	P

USE	ZONE			
	I-1	I-2	I-3	I-4
Bookbinding	P	P	P	P
Paper or paper board products (except containers) manufacturing	SE	P	P	P
Paper recycling collection center (only for collection, storage and shipping)	P	P	X	P
Printing and engraving (which may include all processes)	P	P	P	P
Publishing	P	P	P	P
Pulp making	X	X	X	X
(I) Processing of Food and Kindred Products for Human Consumption				
Bakery products manufacturing	P	P	X	P
Beverage bottling (all containers):				
(i) Alcoholic	X	P	P	P
(ii) Nonalcoholic	P	P	P	P
Brewery, distillery, winery	X	P	X	P
Cereals, grains, or spice processing	P	P	X	P
Coffee roasting	P	P	X	P
Confectionery products manufacturing	P	P	X	P
Drying and dehydrating of food products	P	P	X	P
Freezing of food products	P	P	X	P
Oil and fat manufacturing (edible)	P	P	X	P
Pickling	SE	P	X	P
Packaging, packing, and canning of food products	P	P	X	P

USE	ZONE			
	I-1	I-2	I-3	I-4
Reduction plant	X	X	X	X
Sauce, seasoning and dressing manufacturing	P	P	X	P
Slaughterhouse	X	X	X	X
Smoking and curing	SE	P	X	P
Sugar refinery	X	X	X	X
Syrup and flavor extract manufacturing	P	P	X	P
(J) Rubber and Synthetic Rubber Products:				
Fabrication of rubber products	P	P	X	P
Recycling of rubber products	SE	P	X	P
Rubberizing of wearing apparel or household items	P	P	X	P
Rubber manufacturing	X	X	X	X
Synthetic rubber (and similar products) manufacturing	X	X	X	X
Tire recapping	P	P	X	P
Tire or tube manufacturing	X	P	X	P
(K) Stone, Clay, Glass, and Cement Products:				
Cement manufacturing	X	SE	X	SE
Concrete batching or cement mixing plant	X	SE	X	X
Cutting of nonstructural stone	P	P	X	P
Glass blowing and molding	P	P	X	P
Manufacturing of ornamental products made of clay, concrete, glass, plaster, porcelain, or stone	P	P	X	P

USE	ZONE			
	I-1	I-2	I-3	I-4
Livestock	X	P	X	P
Ornamental products made of china, clay, concrete, glass, or stone	P	P	P	P
Petroleum products for home distribution	P	P	P	P
Structural products made of clay, concrete, or stone, with:				
(i) Indoor storage, only	P	P	P	P
(ii) Outdoor storage	X	P	X	P
Tobacco and related products	P	P	P	P
Textile products	P	P	P	P
Wholesaling or distribution use not listed	SE	P	P	P

(3) INSTITUTIONAL/EDUCATIONAL

Community building	P	P	X	X
Church, or similar place of worship, convent, monastery	X	X	P	X
School, private:				
(A) Business	P	P	P	X
(B) Day care center for children:				
(i) In accordance with Section 27-475.2	P	P	P	SE
(ii) All others	SE	SE	SE	SE
(CB-33-1986)				
(C) Driving	P	P	X	X
(D) Institution of higher learning (may include a private spa)	X	X	P	X
(E) School or studio for artistic or technical instruction and practice	P	P	P	X
(F) Scientific	P	P	P	P

		ZONE			
USE		I-1	I-2	I-3	I-4
(G)	Trade	P	P	P	P
(H)	All others	X	X	X	X
(CB-26-1985)					
(4) MISCELLANEOUS:					
Accessory structures and uses		P	P	P	P

This space intentionally blank.

USE	ZONE			
	I-1	I-2	I-3	I-4
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials	X	P	X	P
(L) Textile Products:				
Fabrication of finished goods	P	P	P	P
Felt manufacturing	P	P	P	P
Fiber or thread manufacturing	X	P	X	P
Finishing of textile goods	P	P	P	P
Knitting	P	P	P	P
Lace (and similar products) manufacturing	P	P	P	P
Recycling of textiles	SE	P	P	P
Synthetics manufacturing	X	P	X	P
Weaving	P	P	P	P
(M) Wholesale Trade ⁹				
Apparel, garments, or related products	P	P	P	P
Automotive or motorized equipment (parts and accessories only)	P	P	P	P
Bakery products, wholesale	P	P	P	P
Bulk raw materials	P	P	P	P
Chemical and related products (except as otherwise specified)	P	P	P	P
Electronic, glass, metal, paper, rubber, or wood products	P	P	P	P
Food or kindred products	P	P	P	P
Garden supplies or nursery stock	P	P	P	P

USE	ZONE			
	I-1	I-2	I-3	I-4
Livestock	X	P	X	P
Ornamental products made of china, clay, concrete, glass, or stone	P	P	P	P
Petroleum products for home distribution	P	P	P	P
Structural products made of clay, concrete, or stone, with:				
(i) Indoor storage, only	P	P	P	P
(ii) Outdoor storage	X	P	X	P
Tobacco and related products	P	P	P	P
Textile products	P	P	P	P
Wholesaling or distribution use not listed	SE	P	P	P

(3) INSTITUTIONAL/EDUCATIONAL

Community building	P	P	X	X
Church, or similar place of worship, convent, monastery	X	X	P	X
School, private:				
(A) Business	P	P	P	X
(B) Day care center for children	SE	SE	SE	SE
(C) Driving	P	P	X	X
(D) Institution of higher learning (may include a private spa)	X	X	P	X
(E) School or studio for artistic or technical instruction and practice	P	P	P	X
(F) Scientific	P	P	P	P
(G) Trade	P	P	P	P
(H) All others	X	X	X	X
(CB-26-1985)				

(4) MISCELLANEOUS:

Accessory structures and uses	P	P	P	P
-------------------------------	---	---	---	---

USE	ZONE			
	I-1	I-2	I-3	I-4
Auction House	P	P	X	X
Cemetery, crematory	P	P	X	X
Collection of recyclable materials:				
(A) As a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P
(B) All others	P	P	X	P
Commercial uses not listed	X	X	X	X
Any use allowed in the C-S-C Zone (except those permitted by Special Exception), when located within an office building or hotel, provided not more than 15% of the gross floor area of the building shall be devoted to such uses and not more than 3,000 square feet shall be allotted to any one use; except hotels may include auditoriums or showrooms unlimited in size			PA	
Contractor's office (must include sanitary facilities), construction yard, shed, or storage building (in connection with a construction project) as a temporary use:				
(A) In accordance with Sections 27-260 and 27-261	P	P	P	P
(B) All others	P	P	X	P
Ice vending machine for block ice	P	P	X	P
Mobile home, with a use for which amusement taxes are collected ²	P	P	P	P
Signs, in accordance with Part 12:				
(A) Outdoor advertising sign (billboard)	P	P	X	P
(B) All others	P	P	P	P
Rental business for items permitted to be sold (except as	P	P	X	P

USE	ZONE			
	I-1	I-2	I-3	I-4
otherwise specified)				
Sign making shop	P	P	X	P
Welding shop	P	P	X	P
(5) PUBLIC/QUASI PUBLIC:				
Ambulance service, private	P	P	X	P
Library	P	P	P	X
Post office	P	P	P	P
Public buildings and uses	P	P	P	P
Sanitary landfill or rubble fill	SE	SE	X	X
Voluntary fire, ambulance, or rescue station ¹	P	P	P	P
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/ CULTURAL:				
Amusement park	SE	SE	X	X
Athletic field, with or without seating for spectators	P	P	X	X
Auditorium	P	P	X	X
Billiard or pool parlor	P	P	X	X
Bowling alley	P	P	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261				
(A) On a parking lot	P	P	P	P
(B) All others	P	P	X	X
Commercial recreational attractions	X	X	SE	X

USE	ZONE			
	I-1	I-2	I-3	I-4
Club or lodge, private	P	P	X	X
Employees recreational facilities (private, nonprofit), accessory to an allowed use	P	P	P	P
Golf course or country club	P	P	P	X
Golf driving, archery, or baseball batting range	P	P	X	X
Miniature golf course	P	P	X	X
Museum, aquarium, art gallery, cultural center, or similar facility	P	P	P	X
Park or playground	P	P	X	X
Reducing/exercise salon or health club	P	P	P	X
Riding Stable	P	P	X	X
Sauna or steam bath	PA	PA	X	X
Shooting range:				
(A) Indoor	P	P	X	X
(B) Outdoor	SE	SE	X	X
Skating rink:				
(A) Indoor	P	P	X	X
(B) Outdoor	SE	SE	X	X
Spa, community	P	P	P	X
Spa, private, accessory to an allowed dwelling unit	P	P	P	P
Spa, public:				
(A) Accessory to a reducing/exercise salon, health club, or summer camp	P	P	X	X
(B) Accessory to a commercial swimming pool	P	P	P	X
(C) Accessory to a hotel or motel (in the I-1 and I-2	SE	SE	P	X

USE	ZONE			
	I-1	I-2	I-3	I-4
zones, included on the approved Special Exception site plan for the hotel)				
(D) All others	SE	SE	X	X
Summer camp	P	P	X	X
Swimming pool (which may include include a community or public spa)	P	P	P	X
Tennis, basketball, handball or similar court:				
(A) Enclosed by a wall or fence at least 6 feet high	P	P	P	X
(B) All others	P	P	X	X
Theater:				
(A) Indoor	P	P	P	X
(B) Outdoor (including drive-in)	SE	SE	X	X
(7) RESIDENTIAL/LODGING:				
Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor	P	P	X	X
Dwelling:				
(A) If legally erected prior to the date upon which the property was classified in the I-1 or I-2 Zone, or legally erected in the I-1 or I-2 Zone under prior regulations	P	P	X	X
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone	X	X	P	P
(C) All others	X	X	X	X
Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are				

USE	ZONE			
	I-1	I-2	I-3	I-4
enclosed by a fence or wall at least 6 feet high):				
(A) In an industrial park having a gross tract area of at least 25 acres	SE	SE	P	X
(B) All others	SE	SE	X	X
(8) RESOURCE PRODUCTION/RECOVERY:				
Agricultural uses	P	P	P	P
Sand and gravel wet-processing	SE	P	X	X
Surface mining	SE	SE	SE	SE
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:				
Airport, airpark, airfield, heliport	SE	SE	SE	X
Airstrip or helistop	SE	SE	SE	SE
Broadcasting studio (without tower)	P	P	P	P
Bus station or terminal	P	P	X	X
Motor freight facilities and terminals, motor freight garaging and equipment storage and maintenance, and vehicle trucking operations and storage:				
(i) when accessory to, in conjunction with, as an integral part of, and under the same ownership or leasehold interest as, another use allowed in I-3 Zone	X	X	P	X
(ii) All others	X	P	X	X
Parking lot or garage, commercial	P	P	X	X
Parking lot or garage, or loading area, in accordance with Part 11	P	P	P	P
Parking of mobile home in a	X	X	X	X

USE	ZONE			
	I-1	I-2	I-3	I-4
public right-of-way ⁴				
Parking of mobile home except as otherwise specified	X	X	X	X
Parking of vehicles accessory to an allowed use	P	P	P	P
Public utility use or structure:				
(A) Underground pipelines and electric power and telephone lines; structures commonly known as "telephone poles"; and railroad tracks (not including yards and passenger stations)	P	P	P	P
(B) Railroad yards, roundhouses, car barns, and freight stations	X	P	X	P
(C) Other public utility uses or structures (including major transmission and distribution lines and structures)	P	P	SE	p ⁷
Satellite dish antenna, in accordance with Section 27-468.1:				
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	SE	SE	SE	SE
(C) All others	P	P	P	P
Storage (for more than a 30-day period) of any motor vehicle which is wrecked, dismantled, or not currently licensed except where specifically allowed ⁸	X	X	X	X
Taxicab stand (including dispatching)	P	P	X	P
Telegraph or messenger service	P	P	P	P
Tower, pole, whip, or antenna (electronic, radio, or television, transmitting or receiving),				

USE	ZONE			
	I-1	I-2	I-3	I-4
except a public utility structure or satellite dish antenna:				
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	P	P	P
(B) Freestanding, for commercial purposes, not exceeding 50 feet above ground level	P	P	P	P
(C) Freestanding, for commercial purposes, exceeding 50 feet above ground level	SE	SE	SE	SE
(D) Attached to a roof, for commercial purposes, not exceeding 15 feet above the height of the building	P	P	P	P
(E) Attached to a roof, for commercial purposes, exceeding 15 feet above the height of the building	SE	SE	SE	SE

(c) Any lawful commercial use shall be allowed on land which was classified in the I-1 or I-2 Zone on or before October 27, 1970, that was developed as an integrated shopping center having a gross floor area of at least one hundred thousand (100,000) square feet as of that date, subject to the following:

(1) If the use is listed in the Table of Uses (Subsection (b) of this Section) as being permitted (P), or permitted as a (PA) or (PB) use, the use shall be allowed in accordance with the provisions of this Section applicable to that use;

(2) If the use is listed in the Table of Uses for the Commercial Zones (Section 27-461(b)) as a use permitted by Special Exception (SE) in the C-S-C Zone, the use may only be allowed in accordance with all of the provisions of this Subtitle applicable to the C-S-C Zone (including the approval of a Special Exception for the use), even though the property is classified in the I-1 or I-2 Zone, unless the use is otherwise allowed in Subsection (b) of this Section.

(CB-28-1984; CB-33-1984; CB-50-1984; CB-71-1984; CB-84-1984; CB-94-1984; CB-108-1984; CB-19-1985)

1. Provided the site is either:

(A) In the proximity of an area designated as a fire or rescue station on



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue, Suite 700
Towson, MD 21204

RE: Item No.: 464
Case No.: 97-464-X
Petitioner: White Marsh Properties

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 22, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, appearing to read "Carl Richards, Jr.", is written over a circular stamp that contains the letters "WCR".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

PETITIONER'S
EXHIBIT 20



PETITIONER'S

EXHIBIT 2A

Locally Grown Produce: ~~Crops which have been produced in~~
Baltimore County or its immediate vicinity. The following areas shall
be considered as immediate vicinity: Maryland, Pennsylvania, West
Virginia and Delaware. {Bill No. 41, 1992.}

Lot, Corner: A lot abutting on and at the intersection of two
or more streets. [B.C.Z.R., 1955.]

Lot, Interior: A lot other than a corner or through lot.
[B.C.Z.R., 1955.]

Lot, Through: A lot having its front and rear yards each
abutting on a street. [B.C.Z.R., 1955.]

Lot Depth: The mean horizontal distance between the front and
rear lot lines. [B.C.Z.R., 1955.]

Lot of Record: A parcel of land with boundaries as recorded in
the Land Records of Baltimore County on the same date as the effective
date of the zoning regulation which governs the use, subdivision, or
other condition thereof. [Bill No. 100, 1970.]

Marina: A modern boat basin, restricted to recreational marine
craft of all types, with facilities for one or more of the following:
berthing, launching, and securing such craft, and permitting
incidental minimum provision for refueling and emergency servicing, as
well as the incidental sale of boats and also land (out-of-water)
storage as provided in Subsection 417.7. [Bills No. 64, 1963; 149,
1992.]

"Motel or Motor Court" and definition deleted by Bill No. 82,
1984.]

✓ Medical Clinic: The term includes ambulatory care centers, diag-
nostic centers, birthing centers and dialysis satellite units. The term
does not include ambulatory surgical facilities. [Bill No. 37, 1988.]

✓ Medical Office: A place for the treatment of outpatients by
one or more medical practitioners. This term does not include a
veterinarian's office, medical clinic, ambulatory care center,
diagnostic center, birthing center, or dialysis satellite unit. The
term does not include ambulatory surgical facilities. {Bill No. 37,
1988.}

✓ Medical Practitioner: A physician, dentist, optometrist,
chiropractor, podiatrist, psychologist, physical therapist, nurse, or
other similar health professional licensed by the state. [Bill No.
37, 1988.]

Multi-Family Building: A structure containing three or more
apartments. A multi-family building includes garden and other
apartment buildings. {Bill No. 2, 1992.}

*Part of Section 101, Definitions of
the Baltimore County Zoning Regulations*

commercial motorway under ordinance of the county council. [Bill No. 40, 1967.]

Commercial Vehicle: Any vehicle with a gross vehicle weight or gross combination weight over 10,000 pounds, or any vehicle, regardless of weight, which: (1) is used for the transportation of materials, products, freight, other vehicles, or equipment in furtherance of any commercial activity; or (2) is used "for hire"; or (3) displays advertising thereon. Identification of the vehicle's manufacturer, model or dealer shall not be considered as advertising. Commercial vehicles shall not be deemed to include any farm vehicle or farm equipment actually and regularly used on a farm, satellite farm, or farmette; school or church vehicle located at a civic, educational, social, recreational or religious institution; recreational vehicle as defined in Section 101: trailer (or mobile home) as defined in Section 101; vanpool or historic vehicle as registered with the State Motor Vehicle Administration. As used herein, gross vehicle weight or gross combination weight means the weight recorded by the State Motor Vehicle Administration on the vehicle's registration certificate or recorded by the manufacturer on the certificate of origin if no specific weight is recorded on the registration certificate. [Bill No. 70, 1988.]

"Community": and definition deleted by Bill No. 3, 1992.]

Community Care Center: A small-scale facility, sponsored or operated by a private charitable organization or by a public agency and licensed by the Maryland State Department of Health and Mental Hygiene or by the Maryland State Department of Social Services, for the housing, counseling, supervision, or rehabilitation of alcoholics or drug abusers or of physically or mentally (including emotionally) handicapped or abused individuals who are not subject to incarceration or in need of hospitalization. [Bill No. 142, 1979.]

Compartmentalized Warehouse Establishment: A building consisting of individual, small, self-contained units that are leased or owned for self-service storage of business or household goods. [Bill No. 46, 1992.]

Conservancy Area: The portion of a rural cluster development which contains significant natural or historic features and which has been dedicated through deed restriction and easements for continued farming, forestry or open space use in order to remain largely undisturbed. [Bill No. 113, 1992.]

Construction Equipment Storage Yard: The use of any space, whether inside or outside a building for the storage of construction equipment or machinery, including landscaping equipment and associated materials. [Bill No. 149, 1987.]

PETITIONER'S
EXHIBIT 2B

{"Neighborhood" and definition added by Bill No. 100, 1970; deleted by Bill No. 3, 1992.}

Nightclub: A tavern or other commercial establishment which provides live or recorded entertainment, with or without a dance floor, and which is categorized as a nightclub by the building code of Baltimore County. {Bill No. 110, 1993.}

Nonconforming Use: A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use. [B.C.Z.R., 1955; Bill No. 18, 1976.]

Nonindustrial Use: Any use other than an industrial, quasi industrial, or industry-related use. [Bill No. 178, 1979.]

Nudity: A state of dress in which a human buttock, anus, genitalia, or female breast is completely bared. [Bill No. 137, 1990.]

Nudity, Partial: A state of dress in which clothing covers no more than the genitals, pubic region, and areolae of the female breast, as well as portions of the body covered by supporting straps or devices. [Bill No. 137, 1990.]

Nursery, Horticultural: An agricultural operation primarily engaged in the production and marketing of trees, shrubs and plants. The plant materials may be produced on the premises and may be purchased elsewhere at any stage of maturity for further production. Horticultural nurseries may engage in accessory uses such as storage of plant materials, sale of products necessary for the health of the nursery stock, and provision of limited landscape services. A nursery which sells plant materials grown exclusively on-site and which does not offer any of the accessory services permitted at horticultural nurseries, shall be considered a farm. {Bill No. 41, 1992.}

Nursery School: A school or a level within a school providing educational instruction for children between two and four years old. [Bill No. 47, 1985.]

Nursing Home: (Formerly Convalescent Home): A facility which provides board, shelter, and nursing care to chronic or convalescent patients. This term also includes facilities which provide domiciliary care within a nursing home. [Bill No. 37, 1988.]

Office: The term "office" does not include a bank, a post office, a veterinarian's office, nor an establishment where merchandise is stored on or sold from the premises. The term does include a medical office. [Bills No. 13, 1980; No. 167, 1980; No. 37, 1988.]

RETIRED
JAC

PETITIONER'S EXHIBIT 23A

B.L. Zone--Business, Local [B.C.Z.R., 1955]

Section 230^{1,2}--USE REGULATIONS

The following uses only are permitted (See Section 230.12):

- 230.1--Uses permitted and as limited in the residential zone immediately adjoining except that animal boarding place, Class A is permitted only as a special exception and kennel is prohibited. [B.C.Z.R., 1955; Bill No. 85, 1967.]
- 230.2--Convalescent home.
- 230.3--Tourist home, boarding or rooming houses.
- 230.4--Fast food, drive-through only restaurant, carry-out restaurant, fast food restaurant, and standard restaurant, tea room, and dairy bar, except drive-in restaurant. [B.C.Z.R., 1955; Bills No. 40, 1967 and No. 110, 1993.]
- 230.5--Bank, building and loan association.
- 230.6--Offices and office buildings.
- 230.7--Private colleges, dancing schools, conservatory for music and the arts, dormitories, and fraternity and sorority houses. [B.C.Z.R., 1955; Resolution, November 21, 1956; Bill No. 47, 1985.]
- 230.8--Business and trade schools.
- 230.9³--Alcoholic beverage package store.
 - Amusement devices, subject to the provisions of Section 422. [Bill No. 29, 1982.]
 - Antique Shop.
 - Arcade, subject to the provisions of Section 423.A. [Bill No. 29, 1982.]
 - Automobile accessory shop.
 - Automobile parking lot.
 - Bakery, but goods baked on the premises must be sold only at retail on the premises.
 - Barber and beauty shops, establishments for chiropody and massage.
 - Billiard and pool rooms. [Bills No. 61, 1967; No. 85, 1967.]
 - Bowling Alley. [Resolution, November 21, 1956; Bills No. 58, 1957; No. 85, 1967.]
 - Camera, photo-supply, or film-processing shops or pick-up stations (including "drive-by" facilities). [Bill No. 43, 1970.]

Candy store, but goods made on the premises must be sold only at retail on the premises.
Clothing and accessory stores.
Commercial film production, subject to Section 435. [Bill No. 57, 1990.]
Dairy products store.
Department Store.
Dressmaking and millinery establishments;
Drug store.
Dry Cleaning establishment, Coin operated, or retail store plant, etc. (as regulated by the Baltimore County Building Code, Baltimore County Fire, Health and Police Regulations). [Bills No. 142, 1962; No. 85, 1967.]
Dry Cleaning pick-up station.
Duplicating service business. [Bill No. 117, 1983.]
Electrical contractors and appliance repair shop. [Bills No. 58, 1957; No. 85, 1967.]
Florist.
Food Store.
Fortune telling establishments. [Bill No. 124, 1978.]
["Funeral Establishments" deleted by Bill No. 43, 1970.]
Furniture and upholstery stores.
Garden center. {Bill No. 41, 1992.}
Gift Shop.
Hand laundry employing not more than 5 persons;
Hardware store.
Helistop. [Bill No. 85, 1967.]
Hobby shop.
Household appliance store.
Jewelry store.
Laundromat or self-service laundry.
Laundry-pick-up station.
Medical clinic. [Bill No. 37, 1988.]
Parking lot. [Resolution, November 21, 1956; Bill No. 85, 1967.]
Pet Shop.
Photographic studio.
Picnic grove. [Resolution, November 21, 1956; Bill No. 85, 1967.]
Public utility service center.
Radio shop.
Radio studio.
Rail passenger stations, subject to Section 434. [Bill No. 91, 1990.]
Residential art salon. [Bill No. 85, 1967.]
Shoe repair shop.
Social clubs and fraternal organizations.
Sporting goods store.
Stationery store.
Swimming pool.
Tailor Shop.

232B.5--The maximum average permitted height of any building shall be 1 1/2 times the maximum average height otherwise permitted in B.L. zones. [Bills No. 111, 1968, Subsection 232A.5; No. 100, 1970.]

B.M. Zone--Business, Major [B.C.Z.R., 1955.]

Section 233¹⁶--USE REGULATIONS

The following uses only are permitted (see Section 233.3):

233.1--Uses permitted in B.L. Zone.

233.2¹⁷--Animal boarding place, Class A. [Bill No. 85, 1967.]

["Animal hospital..." deleted by Bill No. 85, 1967.]

Automobile sales room and adjoining outdoor sales area, provided that dismantled or junked cars unfit for operations on the highways shall not be stored outdoors.

["Billiard and pool rooms;" deleted by Bill No. 61, 1967.]

Boat yard. [Bills No. 64, 1963; No. 85, 1967.]

Bowling alleys.

Carpentry, electrical, plumbing, heating, sheetmetal, electroplating and painting shops.

Catering hall [Bill No. 110, 1993.]

Clothes cleaning and dyeing where not more than 2 units with combined capacity of not more than 50 pounds are employed.

Commercial beach, with provision of adequate parking area; and permitting dressing facilities, snack bar, picnic area, and boat rental. [Bills No. 64, 1963; No. 85, 1967.]

Commercial recreation enterprises, including dance halls, skating rinks, and others which--in the judgment of the zoning commissioner--are similar, but excluding merry-go-rounds and freak shows, shooting galleries and penny arcades.

Community building, swimming pool, or other structural or land use devoted to civic, social, recreational, and educational activities. [Bills No. 64, 1963; No. 85, 1967; No. 26, 1988.]

Funeral Establishment. [Bill No. 43, 1970.]

Garage, service.

Golf course, country club, or other outdoor recreation clubs; also quasi-public camp, including day camps, but no such uses shall be located on less than five acres, and no building, parking lot, or out-of-water marine craft storage thereon shall be located within 60 feet of any residential property line. [Bills No. 64, 1963; No. 85, 1967.]

Hotel.

Machinery sales store.

Marina [Bills No. 64, 1963; No. 85, 1967.]

Night club.

Pawn shop.

Printing, lithographing, or publishing plant, employing not more than 25 persons.

Second-hand store.

["Tavern" deleted by Bill No. 85, 1967.]

Theatre, excluding drive-in.

Transit Centers, Subject to Section 434.

[Bill No. 91, 1990.]

Warehouses. [Bill No. 18, 1967.]

["Warehouses sales and storage" deleted by Bill No. 18, 1976.]

233.2A--Combinations of the above uses. [Bill No. 111, 1968.]

233.2B--Accessory uses or structures, including business signs (see Sections 413.2, 413.4, and 413.5), garages, and parking spaces for the use of owners, employees, tenants, and invitees. A maximum of six (6) coin-operated children's rides are permitted as an accessory use. [Bills No. 111, 1968; No. 29, 1982.]

233.3--All permitted uses are subject to the following conditions:

- A. They shall be contained, except in the case of signs, restaurants, swimming pools, outdoor sales or display areas, and parking lots, within a completely enclosed building.

235B.5--The maximum average permitted height of any building shall be 1 1/2 times the maximum average height otherwise permitted in B.M. Zones. [Bills No. 111, 1968; No. 100, 1970.]

235B.6--For all buildings containing apartments, there shall be provided at least one parking space for each dwelling unit. Up to 50 per cent of such spaces on any lot shall be counted in determining the number of spaces provided for commercial and office uses on the same lot. (See also Paragraph 409.2.d.) {Bills No. 111, 1968; No. 100, 1970.}

B.R. Zone--Business, Roadside (B.C.Z.R., 1955.)

Section 236²¹--USE REGULATIONS

The following uses only are permitted:

236.1--Uses permitted and as limited in B.M. zone.

236.2--Animal boarding place, Class A. [Bill No. 85, 1967.]

Animal boarding place, Class B. [Bill No. 85, 1967.]

Bottling establishment, soft drink.

Greenhouse.

Laboratory.

Motel or motor court.

Printing, lithographing, or publishing plant, employing over 25 persons.

Volunteer fire company.

236.3--The following uses when located at least 50 feet from the residential zone boundaries at the ends of the commercially zones frontages: [B.C.Z.R., 1955; Resolution, November 21, 1956.]

Building materials storage and sales yard.

Farm implements, sales and service.

Feed and grain sales and storage.

Kennel.

Lumber Yard.

Public utility storage yard.

Stone or monument works.

Storage of inflammable liquids and gases

underground (for requirements see Baltimore County Building Code).

Tire retreading or recapping.

236.4--Special Exceptions--The following uses when permitted as special exceptions (see Sections 270 and 502):

Airport.

Amusement park.

Arcade, subject to the provisions of Section 423B. [Bill No. 29, 1982.]

Automotive-service station, subject to the provisions of Section 405. [Bill No. 40, 1967; No. 85, 1967.]

["Boat yard;"²² deleted by Bill No. 85, 1967; "and/or marine railway;" deleted by Bill No. 64, 1963.]

Bus terminal.

Car wash. [Bill No. 108, 1964; No. 85, 1967.]

Cemetery (see Section 401).

Contractor's equipment storage yard.

Drive-in restaurant. [Bills No. 40, 1967; No. 85, 1967.]

Excavations, controlled (see Section 403).

["Filling Station" deleted by Bill No. 85, 1967.]

Golf driving range, miniature golf, and baseball batting range.

Heliport, Type I. [Bill No. 85, 1967.]

Heliport, Type II. [Bill No. 85, 1967.]

[Hospital, Class B (see Section 407); deleted by Bill No. 37, 1988.]

Living quarters in a commercial building.

Moving and storage establishments. [Bill No. 18, 1976.]

Poultry, commercial killing of.

Public utility uses other than those noted in Sections 200.11, ²³230.9 and 236.3 (see Section 411).

Race track, commercial.

Riding stable, commercial.

Sanitary or rubble landfills (see Section 412). [Bill No. 97, 1987.];

Shooting range.

[Signs-Outdoor Advertising (see Section 413.3 & 413.5);²⁴ [Bill No. 85, 1967; deleted by Bill No. 87, 1991.]

Sludge Disposal Facility - Co-Landfilling (see Section 412.A2.A). [Bill No. 46, 1982.]

Sludge Disposal Facility - Composting (see Section 412.A2.B). [Bill No. 46, 1982.]

Sludge Disposal Facility - Handling in General (see Section 412.A2.C). [Bill No. 46, 1982.]

Sludge Disposal Facility - Incineration (see Section 412.A2.D). [Bill No. 46, 1982.]

Sludge Disposal Facility - Landspreading (see Section 412.A2.E). [Bill No. 46, 1982.]

Storage of inflammable liquids and gases above ground (for requirements see Baltimore County Building Code).

Striptease Business. [Bill No. 137, 1990.]

REVISED
23B

Tavern. [Bills No. 43, 1963⁴; No. 85,
1967.]

Television shop.

Television studio.

Temporary or occasional outdoor sales of cut flowers, or live plants (not in connection with florists' establishments), provided that the sales area does not exceed 200 square feet and that the sales are carried on for no more than 120 days per year. Before approving an application for any license required, the zoning commissioner must approve a site plan for the premises, showing the sales area and the dates on which flowers or plants are to be sold. Any provision of these regulations to the contrary notwithstanding, the zoning commissioner's approval of such a license shall expire 1 year after its issuance; however, such a license may be reapproved annually upon request of the licensee. [Bill No. 174, 1981.]

Transit facilities. [Bill No. 91, 1990.]

Variety and dry goods store.

Veterinarian's office. [Bill No. 85, 1967.]

Veterinarium. [Bill No. 85, 1967.]

Wireless transmitting or receiving structures 200 feet or less in height above grade level (see Section 426).
[Bill No. 64, 1986.]

230.10--Combinations of the above uses. [Bill No.
111, 1968.]

230.11--Accessory uses or structures, including business signs (see Sections 413.2, 413.4, and 413.5), garages, and parking spaces for the use of owners, employees, tenants, and invitees. A maximum of six (6) coin-operated children's rides are permitted as an accessory use. [B.C.Z.R., 1955, Subsections 230.10 and 230.11; Bills No. 111, 1968; No. 29, 1982.]

230.12--All the above uses in Section 230 are subject to the following conditions:

- A. They shall be contained, except for signs, restaurants, swimming pools, outdoor sales or display areas, parking lots, helistops, or picnic groves within completely enclosed buildings. [B.C.Z.R., 1955; Bill No. 85, 1967.]
- B. Not more than 5 persons shall be engaged in the repair or fabrication of goods on the premises.
- C. Not more than 5 horsepower shall be employed in the operation of any one machine used in repair or fabrication, and not more than 15 horsepower in the operation of all such machines.

D. Storage and display of materials, vehicles and equipment are permitted in the front yard, but not more than 5 feet in front of the required front building line.

E. In case any property line of a commercially zoned corner lot abuts a residential zone on a side street, no separate and distinct commercial use may be made of that portion of the lot which abuts on the side street unless a site plan for the entire corner lot as a commercial unit shall have been approved by the Baltimore County Office of Planning⁵ and the Baltimore County Division of Engineering,⁶ Department of Public Works. Any division of ownership of such lots shall be a subdivision and require approval of the Office of Planning.⁷ [B.C.Z.R., 1955; Resolution, November 21, 1956.]

F. Where the requirements in Section 230.12 (A, B, or C) would create an undue hardship, the zoning commissioner may approve a modified plan upon petition and public hearing thereon.

230.13--Special Exceptions--The following uses when permitted as special exceptions (see Sections 270 and 502):

Animal boarding place, Class A. [Bill No. 85, 1967.]

Arcade, subject to the provisions of Section 423B. [Bill No. 29, 1982.]

Automotive-service station: subject to the provisions of Section 405. [Bills No. 40, 1967; No. 85, 1967.]

Boat yard. [Bills No. 64, 1963; No. 85, 1967.]

Car wash. [Bills No. 108, 1964; No. 85, 1967.]

Commercial beach; with provision of adequate parking area, and permitting dressing facilities, snack bar, picnic area, and boat rental. [Bills No. 64, 1963; No. 85, 1967.]

Community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities, including use of the building as a catering hall. [Bills No. 64, 1963; No. 85, 1967; No. 26, 1988; No. 110, 1993.]

Community care center. [Bill No. 91, 1974.]

Drive-in restaurant. [Bills No. 40, 1967; No. 85, 1967.]

Dry cleaning plant (see Section 416). [Bills No. 133, 1958; No. 85, 1967.]

Excavations, controlled (see Section 403).

["Filling station;" deleted by Bill No. 40, 1967.]

Funeral establishment, except that any funeral establishment which was a legal use immediately prior to this provision's taking effect⁸ and which has since remained continuously in operation is a conforming use, permitted

as of right; as such, it may be expanded or otherwise changed in the same manner as any other use permitted as of right.

Such funeral establishments shall be a permitted use without the necessity of obtaining a special exception provided said site was either owned or leased for a term in excess of fifteen (15) years by a funeral director who is duly registered as such in accordance with State law, prior to April 9, 1970 and provided said ownership or lease is either as an individual person or in the name of a corporation, the majority of the common stock of which is owned by said registered funeral director or together with a spouse as joint owners, or joint lessees, or as tenants in common or joint lessees by virtue of a partnership or joint venture with one or more other duly registered funeral directors; and provided further said registered funeral director files with the zoning commissioner of Baltimore County no later than December 31, 1970 satisfactory evidence of ownership or leasehold interest as outlined above. [Bills No. 43, 1970; No. 105, 1970.]

Garage, service.

Golf course, country club, or other outdoor recreational clubs; also quasi-public camp, including day camps, but no such uses shall be located on less than five acres, and no building, parking lot, or out-of-water marine craft storage thereon shall be located within 60 feet of any residential property line. [Bills No. 64, 1963; No. 85, 1967.]

Golf driving range, miniature golf, and baseball batting range.

Heliport, Type II. [Bill No. 85, 1967.]

Hotel.

Laboratory.

Living quarters in a commercial building.

Marina. [Bills No. 64, 1963; No. 85, 1967.]

Motel or motor court.

Public utility uses other than those noted in Sections 200.11⁹ and 230.9 (see Section 411).

Signs, outdoor advertising (see Sections 413.3 and 413.5).

Sludge Disposal Facility - Co-Landfilling (see Section 412.A2.A). [Bill No. 46, 1982.]

Sludge Disposal Facility - Composting (see Section 412.A2.B). [Bill No. 46, 1982.]

Sludge Disposal Facility - Handling in General (see Section 412.A2.C). [Bill No. 46, 1982.]

Sludge Disposal Facility - Incineration (see Section 412.A2.D). [Bill No. 46, 1982.]

Sludge Disposal Facility - Landspreading (see Section 412.A2.E). [Bill No. 46, 1982.]
Theatre, excluding drive-in.
Volunteer fire company.
Wireless transmitting or receiving structure not permitted by Section 426. [Bills No. 61, 1967; No. 85, 1967; No. 64, 1986.]

Section 231--HEIGHT REGULATIONS11 [B.C.Z.R., 1955.]

- a. Purpose and Intent--The intent of the following method of height determination is to permit maximum flexibility in proportioning height and bulk in the architectural design and functional planning of buildings in commercial zones, while assuring that a new building will not deprive existing or potential adjacent buildings of adequate light and air circulation. Terms placed in quotation marks are not found as definitions in Section 101 and apply specifically to this Section only. The regulations impose a flexible height "tent" within which the building may rise. Along a street, alley, or other public way, such "tent" extends upward at a 45 degree angle toward the subject property from the opposite side of the street or alley along its front, side, or rear. The height may be averaged--that is, some portions of the building may project above the "tent", provided other portions, equal in total area, stay proportionately below it. From any rear or side lot line which does not adjoin a street, alley, or other public way, a similar "tent" would extend upward more steeply with no averaging of height. These provisions make it practicable to assure adequate light and air to adjacent properties if the building height exceeds 40 feet. [Bill No. 7, 1962.]
- b. Height Determination--The height limitation of a building shall be determined as follows: The "basic height" of the front or rear wall of a building along a street, alley, or other public way is determined by a "base line plane" extending upward at a 45 degree angle from a "base line" at the average elevation on the property line on the opposite side of the right of way, toward a vertical plane (the "measure plane") on the building line, as defined in Section 101. The horizontal line formed by the intersection of these two planes determines the "basic height", which is the vertical distance above the building line. Regardless of the right of way width the "basic height" shall not exceed 100 feet, except as permitted hereinafter as "averaged height", nor shall it be required to be less than 40 feet. In calculating "averaged height" on the

PROTESTANTS EXHIBIT NO. 1

PETITION

We the undersigned, being residents of Eastern Baltimore County do hereby voice our strong objects to the location of a Community Care Center that will be a Drug Rehabilitation center and include a Methadone Treatment Center in the Parker Center at 11450 Pulaski Hwy. We also urge all appropriate County agencies to deny any permits pertaining to the Community Care Center, because we feel this Care Center will have a greater impact on this area then some where else.

Bill Anderson 4617 Forge Rd
PRINTED NAME STREET ADDRESS
Perry Hall MD 21128 Bill Anderson
CITY STATE ZIP SIGNATURE

Shannon Brady 11540 Philadelph Rd.
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Shannon Brady
CITY STATE ZIP SIGNATURE

James A Goodwin 5803 Mimosa Lane
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 James A Goodwin
CITY STATE ZIP SIGNATURE

Michael J Goppitz 4124 cremson dr
PRINTED NAME STREET ADDRESS
Phoenix MD 21131 Michael J Goppitz
CITY STATE ZIP SIGNATURE

TONY CARVELL 11602 JEROME AVE
PRINTED NAME STREET ADDRESS
WHITE MARSH MD. 21162 Tony Carwell
CITY STATE ZIP SIGNATURE

Tina Ellifeltz 20 N Kelly Ave
PRINTED NAME STREET ADDRESS
Bel Air MD 21014 Tina Ellifeltz
CITY STATE ZIP SIGNATURE

DOUGLAS SELF 10910 OLD LANDING RD
PRINTED NAME STREET ADDRESS
KINGSVILLE MD 21087 Douglas Self
CITY STATE ZIP SIGNATURE

PETITION

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Kenneth Rogers 5609 Gunpowder Rd.
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Kenneth Rogers
CITY STATE ZIP SIGNATURE

Rebecca L Wadhins 11525 Philadelphia Rd
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Rebecca L Wadhins
CITY STATE ZIP SIGNATURE

Robert Dodd 5715 Station Rd
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Robert Dodd
CITY STATE ZIP SIGNATURE

Jodie D'Amico 8017 Yellow Stone Rd.
PRINTED NAME STREET ADDRESS
Kingsville MD 21087 Jodie D'Amico
CITY STATE ZIP SIGNATURE

Braunon Gonzales 961 N Arden Valley Ct
PRINTED NAME STREET ADDRESS
Edgewood MD 21040 Braunon Gonzales
CITY STATE ZIP SIGNATURE

Deborah Burnham 11525 Phila. Rd
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Deborah Burnham
CITY STATE ZIP SIGNATURE

Renee BolesTA 11540 PHILA Rd.
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Renee BolesTA
CITY STATE ZIP SIGNATURE

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William Burnham 11541 RT 7
PRINTED NAME STREET ADDRESS
Whitemarsh MD 21162 William Burnham
CITY STATE ZIP SIGNATURE

Keith Bancewicz 2256 Southorn Rd.
PRINTED NAME STREET ADDRESS
Baltimore MD 21220 Keith Bancewicz
CITY STATE ZIP SIGNATURE

Mary Mcnatt 1516 Barkley Ave
PRINTED NAME STREET ADDRESS
Balto MD 21221 Mary Mcnatt
CITY STATE ZIP SIGNATURE

Kelly Rogers 5609 Gunpowder Rd
PRINTED NAME STREET ADDRESS
White marsh MD 21162 Kelly Rogers
CITY STATE ZIP SIGNATURE

Daisy Lipscomb 11541 Phila Rd
PRINTED NAME STREET ADDRESS
White marsh MD 21162 Daisy Lipscomb
CITY STATE ZIP SIGNATURE

Patricia Rogers 5609 Gunpowder Rd
PRINTED NAME STREET ADDRESS
White marsh MD 21162 Patricia Rogers
CITY STATE ZIP SIGNATURE

Brian Bower 44 Stoneway Pl
PRINTED NAME STREET ADDRESS
BALTO MD 21236 Brian N. Bower
CITY STATE ZIP SIGNATURE

Wilmt Neace
5803 mimosa Lane
White Marsh, M.D.
21162

Wilmt Neace

PETITION

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Holly Beth Stanley 7711 A Buckhill Rd
PRINTED NAME STREET ADDRESS
Kingsville MD 21087 Holly Beth Stanley
CITY STATE ZIP SIGNATURE

Scott Pyle 5136 E. Joppa Rd.
PRINTED NAME STREET ADDRESS
Perry Hall MD 21128 Scott Pyle
CITY STATE ZIP SIGNATURE

Rachel Finecey 11610 Bona parte Ave.
PRINTED NAME STREET ADDRESS
Whitemarsh MD 21162 Rachel Finecey
CITY STATE ZIP SIGNATURE

Bethie Betts 5667 Gunpowder Rd
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Bethie Betts
CITY STATE ZIP SIGNATURE

Susan Riffey 6710 Haven Oak Rd
PRINTED NAME STREET ADDRESS
Balto MD 21237 Susan Riffey
CITY STATE ZIP SIGNATURE

John Riffey 6710 Haven Oak Rd
PRINTED NAME STREET ADDRESS
Balto MD 21237 John Riffey
CITY STATE ZIP SIGNATURE

Wayne Confer 11511 Chapman Rd
PRINTED NAME STREET ADDRESS
Kingsville MD 21087 Wayne Confer
CITY STATE ZIP SIGNATURE

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George C. Gapiński Jr 1722 Old Eastern Ave
 PRINTED NAME STREET ADDRESS
Balto. md. 21221
 CITY STATE ZIP SIGNATURE

Mary Finecey 11610 Bonaparte Ave
 PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Mary Finecey
 CITY STATE ZIP SIGNATURE

Dawn Esposito 5136 Alberta Ave
 PRINTED NAME STREET ADDRESS
Balti MD 21236 Dawn Esposito
 CITY STATE ZIP SIGNATURE

John Dietz 7644 CAMPAN RD
 PRINTED NAME STREET ADDRESS
Kingsville MD 21087 John Dietz
 CITY STATE ZIP SIGNATURE

Carla Self 10910 Old Landing Rd
 PRINTED NAME STREET ADDRESS
Kingsville MD 21087 Carla Self
 CITY STATE ZIP SIGNATURE

Rita D'Adamo 7142 Olivia Rd
 PRINTED NAME STREET ADDRESS
Balto. MD 21220 Rita D'Adamo
 CITY STATE ZIP SIGNATURE

Anna Kucharski 5800 Carrington Dr.
 PRINTED NAME STREET ADDRESS
White Marsh md 21162 Anna Kucharski
 CITY STATE ZIP SIGNATURE

PETITION

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Campbell A. Williams Jr.
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162
 CITY STATE ZIP SIGNATURE

Martin R. Williams 313 Loreley Rd.
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162
 CITY STATE ZIP SIGNATURE

Yvette R. Williams 313 Loreley Rd.
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162
 CITY STATE ZIP SIGNATURE

Sylvester Myers II 341 Loreley Rd
 PRINTED NAME STREET ADDRESS
Balto. Md. 21162
 CITY STATE ZIP SIGNATURE

Joanne E. Williams 333 Loreley Road
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162
 CITY STATE ZIP SIGNATURE

JOE WILLIAMS 315 LORELEY ROAD
 PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162
 CITY STATE ZIP SIGNATURE

Elizabeth K Williams 315 Loreley Rd
 PRINTED NAME STREET ADDRESS
White Marsh 21162
 CITY STATE ZIP SIGNATURE

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Arnell Williams 320 Loreley RD. White Marsh
PRINTED NAME STREET ADDRESS

BA. CA. MD. 21162 Arnell Williams
CITY STATE ZIP SIGNATURE

Elsie Williams 320 Loreley Rd White Marsh
PRINTED NAME STREET ADDRESS

BA. CO. MD 21162 Elsie M Williams
CITY STATE ZIP SIGNATURE

Bernard Williams 348 Loreley RD. White Marsh
PRINTED NAME STREET ADDRESS

BA CA. M. 21162 Bernard Williams
CITY STATE ZIP SIGNATURE

GEORGE K. HOLLEY 321 LORELEY ROAD
PRINTED NAME STREET ADDRESS

WHITE MARSH, MD. 21162 George Holley
CITY STATE ZIP SIGNATURE

George A. Peterson 353 Loreley Rd
PRINTED NAME STREET ADDRESS

White Marsh MD 21162 George A. Peterson
CITY STATE ZIP SIGNATURE

ALVIN Fields 6319 Daws Cove Rd.
PRINTED NAME STREET ADDRESS

WHITE MARSH MD. 21162 Alvin Fields Jr.
CITY STATE ZIP SIGNATURE

Leona Lingham 6300 Daws Cove Rd
PRINTED NAME STREET ADDRESS

White Marsh Md 21162 LEONA LINGHAM
CITY STATE ZIP SIGNATURE

PETITION

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Barbara D. Holley 321 Loreley Road
PRINTED NAME STREET ADDRESS
White Marsh, Maryland 21162 Barbara D. Holley
CITY STATE ZIP SIGNATURE

Esther T. Holley 321 Loreley Road
PRINTED NAME STREET ADDRESS
White Marsh, MD 21162 Esther T. Holley
CITY STATE ZIP SIGNATURE

Scott E. Risker 332 Loreley Rd.
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Scott E. Risker
CITY STATE ZIP SIGNATURE

Dolores Myers 331 Loreley Rd.
PRINTED NAME STREET ADDRESS
White Marsh, Md. 21162 Dolores Myers
CITY STATE ZIP SIGNATURE

ROBERT LINGHAM 331 LORELEY RD
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Robert W. Lingham
CITY STATE ZIP SIGNATURE

Russell Myers 331 Loreley Rd.
PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Russell Myers
CITY STATE ZIP SIGNATURE

JOHN F. TRIBBLE 330 LORELEY WHITE MARSH MD. 21162
PRINTED NAME STREET ADDRESS
WHITE MARSH MD. 21162 John F. Tribble
CITY STATE ZIP SIGNATURE

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ROBERT W. GLADDEN 301 LORELEY RD.
PRINTED NAME STREET ADDRESS
BALTO MD 21262 Robert W. Gladden
CITY STATE ZIP SIGNATURE (renting occupant)

Bonnie L. Gladden 301 Loreley Rd
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Bonnie L. Gladden
CITY STATE ZIP SIGNATURE (renting occupant)

Daniel L Shumaker 301 Loreley Road
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Daniel L Shumaker
CITY STATE ZIP SIGNATURE (property owner)

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE

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Anne Jost 11109 Towood Rd
PRINTED NAME STREET ADDRESS
Kingsville Md 21087
CITY STATE ZIP SIGNATURE

1-1-97
DATE

Dave Jost 11109 Towood Rd
PRINTED NAME STREET ADDRESS
Kingsville Md 21087
CITY STATE ZIP SIGNATURE

1-1-97
DATE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

DATE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

DATE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

DATE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

DATE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

DATE

Janice,

Perhaps you could make
copies + distribute. Return
some or mail ->

by July 25

Water hearing has not been set.
U Eve

Larry Lee
11313 Beach Rd
White Marsh, MD
21162

PETITION

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WAYNE F.P. GURALECZKA

4804 VICKY RD

PRINTED NAME

STREET ADDRESS

BALTIMORE MD

21236

Wayne F.P. Guraleczka

7/24/97

CITY

STATE

ZIP

SIGNATURE

Sharon A. Long

3230 Elliott St

PRINTED NAME

STREET ADDRESS

Baltimore MD

21224

Sharon A Long

7/24/97

CITY

STATE

ZIP

SIGNATURE

CAROLYN WISEMAN

36 STRABOE G

PRINTED NAME

STREET ADDRESS

BALTIMORE MD

21234

Carolyn Wiseman

7-24-97

CITY

STATE

ZIP

SIGNATURE

David Marks

4627 E. Joppa Road

PRINTED NAME

STREET ADDRESS

Perry Hall MD

21128

David Marks

7-24-97

CITY

STATE

ZIP

SIGNATURE

STEVEN L. WISEMAN

108 JUMPERS CIRCLE

PRINTED NAME

STREET ADDRESS

BALTIMORE MD

21236

Steven L. Wiseman

7-24-97

CITY

STATE

ZIP

SIGNATURE

EVA LALLAS

11215 Cedar Lane

PRINTED NAME

STREET ADDRESS

Kingsville MD

21087

Eva Lallas

7/24/97

CITY

STATE

ZIP

SIGNATURE

PRINTED NAME

STREET ADDRESS

CITY

STATE

ZIP

SIGNATURE

PETITION

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Stasa Kostopoulos 2454 Ellis Rd.

PRINTED NAME

STREET ADDRESS

Balto Md

21234

Stasa Kostopoulos

6/28/97
Date

Ted Kostopoulos 2454 Ellis Rd.

PRINTED NAME

STREET ADDRESS

BALTO Md

21234

Ted Kostopoulos

6/28/97
Date

Karen Girken 3 HomPoint Ct.

PRINTED NAME

STREET ADDRESS

BALTO Md

21234

Karen Girken

6/28/97
Date

Jeannette Shenk 8118 Oakleigh Rd. Jeannette Shenk

PRINTED NAME

STREET ADDRESS

Balto MD

21234-5320

Jeannette Shenk

7/9/97
Date

William Shenk 8118 Oakleigh Rd.

PRINTED NAME

STREET ADDRESS

BALTO MD

21234

William Shenk

7/9/97
Date

JOHN NEUBAUER 2233 ELLIS AVE

PRINTED NAME

STREET ADDRESS

BALTIMORE MD

21234

John J. Neubauer

7/9/97
Date

Joan C. Tochterman 11411 Cedar Lane

PRINTED NAME

STREET ADDRESS

Kingsville MD

21087

Joan C. Tochterman

7/12/97
Date

PETITION

We the undersigned, being residents of Eastern Baltimore County do hereby voice our strong objects to the location of a Community Care Center that will be a Drug Rehabilitation center and include a Methadone Treatment Center in the Parker Center at 11450 Pulaski Hwy. We also urge all appropriate County agencies to deny any permits pertaining to the Community Care Center, because we feel this Care Center will have a greater impact on this area than some where else.

Marie Calwell 4101 PERRY VIEW RD.
 PRINTED NAME STREET ADDRESS
 Baltimore Md. 21236 Marie Calwell
 CITY STATE ZIP SIGNATURE

JAMES S. CALWELL 4101 PERRY VIEW RD
 PRINTED NAME STREET ADDRESS
 BALTIMORE, MD. 21236 James S. Calwell
 CITY STATE ZIP SIGNATURE

Colabieski IDA 810 N. ESSEX AVE
 PRINTED NAME STREET ADDRESS
 Baltimore (Essex) MD. 21221 Ida Colabieski
 CITY STATE ZIP SIGNATURE DATE 7/11/97

Peggy Kasten 1710 WILKINSON RD
 PRINTED NAME STREET ADDRESS
 Balto Md. 21221 Peggy Kasten
 CITY STATE ZIP SIGNATURE DATE 7-11-97

Laura Eileen Etzel 611 Spring Lane
 PRINTED NAME STREET ADDRESS
 Baltimore MD 21221 Laura Eileen Etzel
 CITY STATE ZIP SIGNATURE DATE 7-11-97

J. RONALD ETZEL 611 SPRING LANE
 PRINTED NAME STREET ADDRESS
 BALTO. MD. 21221-6032 J. Ronald Etzel
 CITY STATE ZIP SIGNATURE DATE 7-11-97

PRINTED NAME STREET ADDRESS
 CITY STATE ZIP SIGNATURE Date

key 7/25

~~Kamp Lee~~
11313 ~~Beatty~~
White Marsh
2 ~~11/16~~
2 ~~11/16~~

PETITION

We the undersigned, being residents of Eastern Baltimore County do hereby voice our strong objects to the location of a Community Care Center that will be a Drug Rehabilitation center and include a Methadone Treatment Center in the Parker Center at 11450 Pulaski Hwy. We also urge all appropriate County agencies to deny any permits pertaining to the Community Care Center, because we feel this Care Center will have a greater impact on this area then some where else.

PHIL FRIEDEL 620 MD AVE.
PRINTED NAME STREET ADDRESS
BALTO MD 21221-4914 Phil Friedel 7-10-97
CITY STATE ZIP SIGNATURE DATE

Delmar E. Dickson 1687 Poles Rd.
PRINTED NAME STREET ADDRESS
BALTO MD 21221-2914 Delmar E. Dickson 7-10-97
CITY STATE ZIP SIGNATURE DATE

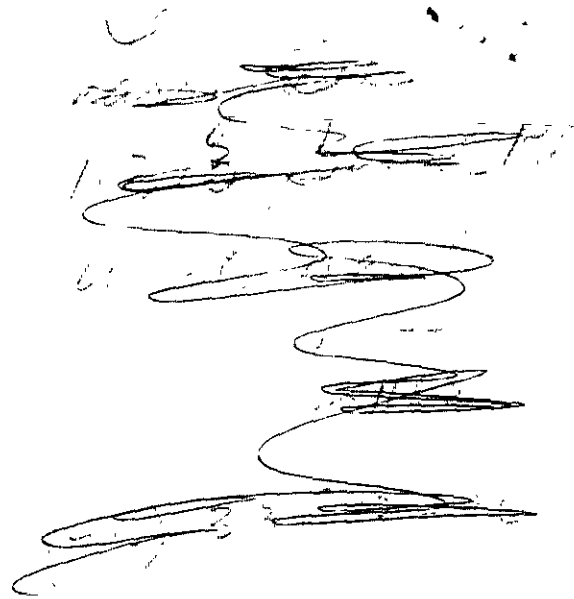
Jo Ann McCumber 62 Chelmsford Ct
PRINTED NAME STREET ADDRESS
BALTO MD 21220 Jo Ann McCumber 7-10-97
CITY STATE ZIP SIGNATURE DATE

Scott Sewell 1707 Anne Ave.
PRINTED NAME STREET ADDRESS
BALTO MD 21221 Scott Sewell 7-10-97
CITY STATE ZIP SIGNATURE DATE

John Lampe 9485 Seven Courts Dr
PRINTED NAME STREET ADDRESS
BALTO MD 21236 John Lampe 7/24/97
CITY STATE ZIP SIGNATURE DATE

Jeff Getek 51 Odcon Ct
PRINTED NAME STREET ADDRESS
BALTO MD 21234 Jeff Getek 7/24/97
CITY STATE ZIP SIGNATURE DATE

PAT PINNING 5F FALLON CT
PRINTED NAME STREET ADDRESS
BALTO MD 21236 Pat Pining DATE
CITY STATE ZIP SIGNATURE



Bavaria - Loreley Comm
Assn.

PETITION

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Margaret Noland 20 Hasport Rd
 PRINTED NAME STREET ADDRESS
 Balto Md 21236 Margaret Noland 7-24-97
 CITY STATE ZIP SIGNATURE DATE

Michael Finkelstein 16 Gunhurst GARTH
 PRINTED NAME STREET ADDRESS
 Balto MD 21236 Michael Finkelstein 7-24-97
 CITY STATE ZIP SIGNATURE DATE

Lewis Sizemore 8618 Sherrington Rd
 PRINTED NAME STREET ADDRESS
 Balto Md 21236 Lewis Sizemore 7-24-97
 CITY STATE ZIP SIGNATURE DATE

Joan Lowery 8618 Sherrington Rd
 PRINTED NAME STREET ADDRESS
 Balto md 21236 Joan Lowery 7-24-97
 CITY STATE ZIP SIGNATURE DATE

Barry Bobo 4318 South ave.
 PRINTED NAME STREET ADDRESS
 Baltimore Md 21236 Barry B. Bobo 7-24-97
 CITY STATE ZIP SIGNATURE DATE

Joseph C. Boteler 3303 Summit Ave
 PRINTED NAME STREET ADDRESS
 Balto MD 21234 Joseph C. Boteler 7-24-97
 CITY STATE ZIP SIGNATURE DATE

Paul Erguer 2821 Ontario Ave
 PRINTED NAME STREET ADDRESS
 Balto MD 21234 Paul Erguer 7-24-97
 CITY STATE ZIP SIGNATURE DATE

PETITION

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DUANE LEDERER 573 FUSELAGE AVE
PRINTED NAME STREET ADDRESS
BALTIMORE MD. 21221 Duane Lederer 7/10/97
CITY STATE ZIP SIGNATURE DATE

DEBBIE LEDERER 573 FUSELAGE AVE
PRINTED NAME STREET ADDRESS
BALTIMORE MD. 21221 Deborah Lederer 7/10/97
CITY STATE ZIP SIGNATURE DATE

JAMES J. BUTLER, SR 919 THOMPSON BLVD.
PRINTED NAME STREET ADDRESS
BALTO MD 21221 James J. Butler Sr 7-10-97
CITY STATE ZIP SIGNATURE DATE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE Date

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE DATE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE DATE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE DATE

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1. Amie Steigleman 5601 Gunpowder Rd.
PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Amie Steigleman
CITY STATE ZIP SIGNATURE
2. Kathy Maher 5626 Gunpowder Rd.
PRINTED NAME STREET ADDRESS
White Marsh, Md 21162 Kathy Maher
CITY STATE ZIP SIGNATURE
Marge
3. Vivian Hedderman Sr 5611 Carrington Dr 21162
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Vivian Hedderman
CITY STATE ZIP SIGNATURE
4. Mary E. Schott 5615 Carrington Dr.
PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Mary E. Schott
CITY STATE ZIP SIGNATURE
5. William J. Schott 5615 Carrington Drive
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 William J. Schott
CITY STATE ZIP SIGNATURE
6. Marilyn Robertson 5621 Carrington
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Marilyn Robertson
CITY STATE ZIP SIGNATURE
7. Michelle Dasen 5601 Gunpowder Rd.
PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Michelle Dasen
CITY STATE ZIP SIGNATURE

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8. IDA EVANS 16 White Ash Ct
 PRINTED NAME STREET ADDRESS
BALTO MD 21220 Ida Evans
 CITY STATE ZIP SIGNATURE

9. THOMAS F. DEBAUFRE 11425 RED LION RD
 PRINTED NAME STREET ADDRESS
BALTO MD 21162 Thomas F. DeBaufre
 CITY STATE ZIP SIGNATURE

10. Ralph Evans 5429 Ebenezzer Road
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Ralph Evans
 CITY STATE ZIP SIGNATURE

11. Jerry Bennege 5429 Ebenezzer Rd
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Jerry Bennege
 CITY STATE ZIP SIGNATURE

12. GEORGE M. SPRAWASSER II 11345 PULASKI HWY LOT 27
 PRINTED NAME STREET ADDRESS
BALTIMORE MD 21162 George M. Sprawasser II 410-335-6953
 CITY STATE ZIP SIGNATURE

13. HEIDY WERSTER 5711 ALEXANDER RD P.O. BOX 264
 PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162-0264 Heidy M. Werster
 CITY STATE ZIP SIGNATURE

14. CHARLES HOLTZER 11409 PHILA. RD.
 PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Charles Holtzer
 CITY STATE ZIP SIGNATURE

PETITION

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15. Carbara Ann Heagy 5613 Gunpowder Road
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Carbara Ann Heagy
CITY STATE ZIP SIGNATURE

16. Diana Lynn Heagy 5613 Gunpowder Road
PRINTED NAME STREET ADDRESS
White Marsh, MD 21162 Diana L. R. Heagy
CITY STATE ZIP SIGNATURE

17. Bridget Perre Smith 5633 Gunpowder Rd
PRINTED NAME STREET ADDRESS
White Marsh, Md. 21162 Bridget Smith
CITY STATE ZIP SIGNATURE

18. JEFF SCOTT WILKES 5642 Gunpowder Rd
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Jeff S Wilk
CITY STATE ZIP SIGNATURE

19. HELEN PARKER
PRINTED NAME STREET ADDRESS
5605 Gunpowder Rd 21162 Helen Parker
CITY STATE ZIP SIGNATURE

20. Dennis Parker Dennis Parker
PRINTED NAME STREET ADDRESS
5605 Gunpowder Rd 21162
CITY STATE ZIP SIGNATURE

21. EDGAR STEIGLEMAN Edgar Steigleman
PRINTED NAME STREET ADDRESS
5601 Gunpowder Rd 21162 Edgar Steigleman
CITY STATE ZIP SIGNATURE

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22. Mabel Hope 5661 Gunpowder Rd
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Mabel Hope
CITY STATE ZIP SIGNATURE
23. Karen Garafalo 5622 Carrington dr
PRINTED NAME STREET ADDRESS
White Marsh, Md 21162 Karen Garafalo
CITY STATE ZIP SIGNATURE
24. Roger Hensley 5700 Carrington DR
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Roger Hensley
CITY STATE ZIP SIGNATURE
25. Edward W Mauer 5701 Carrington Dr.
PRINTED NAME STREET ADDRESS
BALT Md 21162 EW Mauer
CITY STATE ZIP SIGNATURE
26. H. L. Keatts 5703 Carrington
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 H. L. Keatts
CITY STATE ZIP SIGNATURE
27. Donald G Scarbath 5707 Carrington DR
PRINTED NAME STREET ADDRESS
WHITE MARSH MD. 21162 Don Scarbath
CITY STATE ZIP SIGNATURE
28. Shawn Scarbath 5707 Carrington Dr.
PRINTED NAME STREET ADDRESS
White Marsh, Md. 21162 Shawn Scarbath
CITY STATE ZIP SIGNATURE

PETITION

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29. ANNA M. Sheppard 11444 Philadelphia Rd
PRINTED NAME STREET ADDRESS
White Marsh, Maryland 21162 Anna M. Sheppard
CITY STATE ZIP SIGNATURE

30. Nancy Morales 5706 Carrington Dr.
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Nancy Morales
CITY STATE ZIP SIGNATURE

31. GLENN MORALES 5706 CARRINGTON DR
PRINTED NAME STREET ADDRESS
WM MD 21162 Glenn Morales
CITY STATE ZIP SIGNATURE

32. LEONARD W. ELDREDGE
PRINTED NAME STREET ADDRESS
579 CARRINGTON DRIVE White Marsh
CITY STATE ZIP SIGNATURE

33. BARBARA M BAUER 5711 CARRINGTON DR.
PRINTED NAME STREET ADDRESS
WHITE MARSH MD. 21162 Barbara M. Bauer
CITY STATE ZIP SIGNATURE

34. Chester Bauer 5711 Carrington Dr
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Chester Bauer
CITY STATE ZIP SIGNATURE

35. Pauline Kalwa 5712 Carrington Drive
PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Pauline Kalwa
CITY STATE ZIP SIGNATURE

September 7, 1997

To whom it may concern,

We the undersigned strongly oppose the plans for a drug rehabilitation center to be located at the Ron Parker's building (11450 Pulaski Hwy.) We do not believe it would be in the best interest of the community.

Mrs. Charlie Klapka - 11015 Bowerman Rd - 21162

Creta Greene - 11051 Bowerman Rd - 21162

Mr & Mrs. John T. Klapka 11017 BOWERMAN Rd -
21162

Mr & Mrs Rapstki
11059 Bowerman Rd
21162

PETITION

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Nancy Hastings 7714 Buck Hill Road
PRINTED NAME STREET ADDRESS
Kingsville MD 21087 Nancy Hastings
CITY STATE ZIP SIGNATURE

ROBIN WILLIAMS-BEERS 12442 JERUSALEM RD.
PRINTED NAME STREET ADDRESS
KINGSVILLE MD. 21087 Robin Williams-Beers
CITY STATE ZIP SIGNATURE

HORACE W. HASTINGS 7714 BUCKHILL ROAD
PRINTED NAME STREET ADDRESS
KINGSVILLE MARYLAND 21087 Horace W. Hastings
CITY STATE ZIP SIGNATURE

Craig S. Hastings 7714 Buck Hill Road
PRINTED NAME STREET ADDRESS
Kingsville Maryland 21087 Craig S. Hastings
CITY STATE ZIP SIGNATURE

Thomas D. Beers 12442 Jerusalem
PRINTED NAME STREET ADDRESS
Kingsville MD 21087 Thomas D. Beers
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

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36. EVELYN GIBECK 5713 CARRINGTON DR
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Evelyn T. Gibeck
CITY STATE ZIP SIGNATURE

37. WILLIAM CLISHAM 5715 CARRINGTON DR.
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Wm Clisham
CITY STATE ZIP SIGNATURE

38. Angela Heer 5720 Carrington Dr
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Angela Heer
CITY STATE ZIP SIGNATURE

39. JAMES CLAYPOOLE 11618 JEROME AVE
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 James Claypoole
CITY STATE ZIP SIGNATURE

40. Pat Claypoole 11618 Jerome Ave
PRINTED NAME STREET ADDRESS
White Marsh, Md 21162 Pat Claypoole
CITY STATE ZIP SIGNATURE

41. Daniel Claypoole 11618 Jerome Ave
PRINTED NAME STREET ADDRESS
White Marsh 21162 Daniel Claypoole
CITY STATE ZIP SIGNATURE

42. PAT WEST 11617 JEROME AVE.
PRINTED NAME STREET ADDRESS
White Marsh, Md 21162 Pat West
CITY STATE ZIP SIGNATURE

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43. Daisy Lipscomb 11541 Phila DR
PRINTED NAME STREET ADDRESS
White Marsh MD 21162
CITY STATE ZIP SIGNATURE

44. Bill Bannham 11525 RT 7
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Bill Bannham
CITY STATE ZIP SIGNATURE

45. WILLIAM H. DAWSON JR 5719 RANELAGH RD
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 William H. Dawson Jr
CITY STATE ZIP SIGNATURE

46. Candy Rogers 11733 Hamilton Place
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Candy Rogers
CITY STATE ZIP SIGNATURE

47. Sam Morawitz 11733 Hamilton Place
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Sam Morawitz
CITY STATE ZIP SIGNATURE

48. Mike Tarbarton 302 Riverside Dr
PRINTED NAME STREET ADDRESS
Baltimore MD 21221 Mike Tarbarton
CITY STATE ZIP SIGNATURE

49. Deborah Burnham 11525 Phila Rd
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Deborah Burnham
CITY STATE ZIP SIGNATURE

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50. RAYMOND C HEAGY 5613 GUNPOWDER RD
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Raymond C Heagy
CITY STATE ZIP SIGNATURE

51. ALBERT S. MAYFIELD 5607 RANELAGH RD
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Albert S. Mayfield
CITY STATE ZIP SIGNATURE

52. JO ANN MAYFIELD 5807 RANELAGH RD
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 John Mayfield
CITY STATE ZIP SIGNATURE

53. Anthony Dudek, Jr. 5705 Ranelagh Rd.
PRINTED NAME STREET ADDRESS
White Marsh, Md. 21162 Anthony Dudek, Jr.
CITY STATE ZIP SIGNATURE

54. Kay Dudek 5705 Ranelagh Rd
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Kay Dudek
CITY STATE ZIP SIGNATURE

55. BERNIE STEFAN 5721 RANELAGH RD
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Bernie Stefan
CITY STATE ZIP SIGNATURE

56. Jeannette Evans 5712 Ranelagh Rd.
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Jeannette Evans
CITY STATE ZIP SIGNATURE

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57. REGINA POLIDORE 5601 CARRINGTON DR.
PRINTED NAME STREET ADDRESS
WHITE MARSH, MD 21162 Regina Polidore
CITY STATE ZIP SIGNATURE

59. JAMES POLIDORE 5601 CARRINGTON DR.
PRINTED NAME STREET ADDRESS
WHITE MARSH, MD 21162 James Polidore
CITY STATE ZIP SIGNATURE

60. JOSEPH KOSYJANA 5606 ALLENDER RT
PRINTED NAME STREET ADDRESS
WHITE, MD 21162 J. Kosyjana
CITY STATE ZIP SIGNATURE

61. PETER. SYNODINOS 11702 LARCH RD.
PRINTED NAME STREET ADDRESS
White Marsh, Md. 21162 Peter A. Synodinos
CITY STATE ZIP SIGNATURE

62. ANNA L. SYNODINOS 11702 LARCH RD.
PRINTED NAME STREET ADDRESS
WHITE MARSH MD. 21162 Anna L. Synodinos
CITY STATE ZIP SIGNATURE

63. MICHAEL D. SYNODINOS 11702 LARCH RD.
PRINTED NAME STREET ADDRESS
WHITE MARSH, MD. 21162 Michael D. Synodinos
CITY STATE ZIP SIGNATURE

64. Harriette Waitschläger 5601 Ranelagh Rd
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Harriette Waitschläger
CITY STATE ZIP SIGNATURE

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65. DONALD WOLLSCHLAGER 3601 RANELAGH RD.
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Donald Wollschlager
CITY STATE ZIP SIGNATURE

66. Gordon Dring, Mrs Mrs 5655 Gunpowder Rd
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Janette C Dring
CITY STATE ZIP SIGNATURE

67. Regina STOECKER 5660 Gunpowder RD
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Regina C Stoecker
CITY STATE ZIP SIGNATURE

68. PHILIP A. SUDANO JR. 5725 CARRINGTON DR
PRINTED NAME STREET ADDRESS
WHITEMARSH, MD 21162 Phil A Sudano Jr
CITY STATE ZIP SIGNATURE

69. JOAN M. DANIELS 5723 CARRINGTON DR
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Joan M Daniels
CITY STATE ZIP SIGNATURE

70. Joanne Lough 11622 Jerome Ave.
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Joanne M Lough
CITY STATE ZIP SIGNATURE

71. Geraldine Andrews 11623 Jerome Ave.
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Geraldine Andrews
CITY STATE ZIP SIGNATURE

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72 Darlene Rose 11725 1/2 Hamilton Pl.
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Darlene Rose
 CITY STATE ZIP SIGNATURE

73. Robert L Roby Jr 5600 Bush ST
 PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Robert Roby
 CITY STATE ZIP SIGNATURE

74. Hex-Bernadine 5169 Gunpowder Rd
 PRINTED NAME STREET ADDRESS
White Marsh 21162 Bernadine Borawick
 CITY STATE ZIP SIGNATURE

75 DANIEL A Kucharski 5800 Carrington Dr
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Dan Kucharski
 CITY STATE ZIP SIGNATURE

76 MARCELLA F. RUCKMAN 5802 MIMOSA LANE
 PRINTED NAME STREET ADDRESS
White Marsh, MD 21162 Marcella F. Ruckman
 CITY STATE ZIP SIGNATURE

77 ANGIE LENTZ 5805 MIMOSA LANE
 PRINTED NAME STREET ADDRESS
White Marsh M.D. 21162 Angie Lentz
 CITY STATE ZIP SIGNATURE

78 Joseph H. Lortz 5805 MIMOSA LANE
 PRINTED NAME STREET ADDRESS
White Marsh M.D. 21162 Joseph H. Lortz
 CITY STATE ZIP SIGNATURE

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79 Shirley Kemmerzell 11616 Jerome Ave
 PRINTED NAME STREET ADDRESS
 White Marsh Md 21162 Shirley Kemmerzell
 CITY STATE ZIP SIGNATURE

80 Cindy + David Finney Po Box 71
 PRINTED NAME STREET ADDRESS
 Upper Falls MD 21156 Cindy Finney
 CITY STATE ZIP SIGNATURE

81 Charles E. West 11612 Jerome Ave.
 PRINTED NAME STREET ADDRESS
 White Marsh, MD 21162 Charles E. West
 CITY STATE ZIP SIGNATURE

82 JAMES C. FITZPATRICK 5807 RAILROAD AVE
 PRINTED NAME STREET ADDRESS
 WHITE MARSH MD 21162 James C. Fitzpatrick
 CITY STATE ZIP SIGNATURE

83 Betty M. Darchicourt
 PRINTED NAME STREET ADDRESS
 11611 Jerome Ave White Marsh 21162 Bm Darchicourt
 CITY STATE ZIP SIGNATURE

84 T. Darchicourt 11611 Jerome Ave.
 PRINTED NAME STREET ADDRESS
 White Marsh Md 21166 T. Darchicourt
 CITY STATE ZIP SIGNATURE

85 Stephen Walter 11609 Jerome Ave
 PRINTED NAME STREET ADDRESS
 White Marsh MD 21162 S.W.
 CITY STATE ZIP SIGNATURE

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86 J. DeNolan 5633 Allender Rd.
PRINTED NAME STREET ADDRESS
Baths Md 21162 J. DeNolan
CITY STATE ZIP SIGNATURE

87 John W. Skipper III 5631 Allender Rd
PRINTED NAME STREET ADDRESS
Whitemarsh MD 21162 John W. Skipper III
CITY STATE ZIP SIGNATURE

88 Laurie Skipper 5631 Allender Rd
PRINTED NAME STREET ADDRESS
Whitemarsh MD 21162 Laurie Skipper
CITY STATE ZIP SIGNATURE

89 JUDY ZAYDEL 5626 ALLENDER RD
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Judy Zaydel
CITY STATE ZIP SIGNATURE

90 Thomas Zaydel 5626 Allender Rd
PRINTED NAME STREET ADDRESS
White Marsh Md 21162 Thomas Zaydel
CITY STATE ZIP SIGNATURE

91 Helen Derby 5627 Allender Rd
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Helen E. Derby
CITY STATE ZIP SIGNATURE

92 MICHAEL E. DERBY 5627 ALLENDER RD.
PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Michael E. Derby
CITY STATE ZIP SIGNATURE

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We the undersigned, being residents of Eastern Baltimore County do hereby voice our strong objects to the location of a Community Care Center that will be a Drug Rehabilitation center and include a Methadone Treatment Center in the Parker Center at 11450 Pulaski Hwy. We also urge all appropriate County agencies to deny any permits pertaining to the Community Care Center, because we feel this Care Center will have a greater impact on this area then some where else.

93. MELVIN T SMITH 11606 JEROME AVE
 PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Melvin T Smith
 CITY STATE ZIP SIGNATURE

94. MARY F Smith 11606 Jerome Ave
 PRINTED NAME STREET ADDRESS
White Marsh, MD 21162 Mary F. Smith
 CITY STATE ZIP SIGNATURE

95. Dorothy E Smith 11606 Jerome Ave
 PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Dorothy Smith
 CITY STATE ZIP SIGNATURE

96. Matthew T. Smith 11606 Jerome Ave.
 PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Matthew T. Smith
 CITY STATE ZIP SIGNATURE

97. RACHEL BURKE 11602 JEROME AVE
 PRINTED NAME STREET ADDRESS
WHITE MARSH, MD 21162 Rachel A. Burke
 CITY STATE ZIP SIGNATURE

98. Shelby Trent 11505 Jerome Ave
 PRINTED NAME STREET ADDRESS
White marsh, md 21162 Shelby Trent
 CITY STATE ZIP SIGNATURE

99. L J GONGOS 5730 ALLENDALE RD
 PRINTED NAME STREET ADDRESS
White Marsh MD 21162 L J GONGOS
 CITY STATE ZIP SIGNATURE

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100. PAUL SISKIN 5706 ALLENDER ROAD
 PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Paul Siskin
 CITY STATE ZIP SIGNATURE

101. JOE SISKIN 5706 ALLENDER ROAD
 PRINTED NAME STREET ADDRESS
WHITE MARSH MD 21162 Joe Siskin
 CITY STATE ZIP SIGNATURE

102. Janet SISKIN 5706 ALLENDER RD.
 PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Janet Siskin
 CITY STATE ZIP SIGNATURE

103. William Wilmer WEBSTER 5707 ALLENDER RD.
 PRINTED NAME STREET ADDRESS
WHITE MARSH MD. 21162 William W. Webster
 CITY STATE ZIP SIGNATURE

104. FRANK Day 5641 Allender Rd.
 PRINTED NAME STREET ADDRESS
Baltimore MD 21162 Frank Day
 CITY STATE ZIP SIGNATURE

105. JOANNE DAY 5641 ALLENDER RD
 PRINTED NAME STREET ADDRESS
BALTD MD 21162 Joanne Day
 CITY STATE ZIP SIGNATURE

106. FRANK N Deintlein 5633 ALLENDER RD.
 PRINTED NAME STREET ADDRESS
WHITE MARSH 21162 Frank Deintlein
 CITY STATE ZIP SIGNATURE

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107 WAYNE E. WOLLSCHLAGER 5601 RANELAGH RD.
PRINTED NAME STREET ADDRESS
WHITE MARSH MD. 21162 Wayne E. Wollschlager
CITY STATE ZIP SIGNATURE

108 Wollschlager Donald Jr 5601 Ranelagh Rd
PRINTED NAME STREET ADDRESS
White Marsh Md 21162
CITY STATE ZIP SIGNATURE

109 Paul S. WOLLSCHLAGER 9915 BRITNAY LN.
PRINTED NAME STREET ADDRESS
BALTO. MD. 21234 Paul S. Wollschlager
CITY STATE ZIP SIGNATURE

110 DIANA WILSON 5600 Ranelagh Rd
PRINTED NAME STREET ADDRESS
White Marsh MD 21162 Diana Wilson
CITY STATE ZIP SIGNATURE

111 ROBERT A. WILSON 5600 RANELAGH RD.
PRINTED NAME STREET ADDRESS
WHITEMARSH MD 21162 Robert A. Wilson
CITY STATE ZIP SIGNATURE

112 CAROL E PEREBOY 11710 PHILADELPHIA RD
PRINTED NAME STREET ADDRESS
WHITEMARSH MD 21162 Carol E. Pereboy
CITY STATE ZIP SIGNATURE

113 DENICE T. GUARINO 1431 ST. MICHAELS CT.
PRINTED NAME STREET ADDRESS
EDGEWOOD MD 21040 Denice T. Guarino
CITY STATE ZIP SIGNATURE

PETITION

We the undersigned, being residents of Eastern Baltimore County do hereby voice our strong objects to the location of a Community Care Center that will be a Drug Rehabilitation center and include a Methadone Treatment Center in the Parker Center at 11450 Pulaski Hwy. We also urge all appropriate County agencies to deny any permits pertaining to the Community Care Center, because we feel this Care Center will have a greater impact on this area then some where else.

114 ^{Kristie}
~~Stanley L. Vinson~~ 11500 Jerome Ave
PRINTED NAME STREET ADDRESS
White Marsh, Md 21162 Kristie Vinson
CITY STATE ZIP SIGNATURE

115 Barbara K. Vinson 11500 Jerome Ave
PRINTED NAME STREET ADDRESS
White Marsh, Md 21162 Barbara K. Vinson
CITY STATE ZIP SIGNATURE

116 Stanley L. Vinson 11500 Jerome Ave
PRINTED NAME STREET ADDRESS
White Marsh Md. 21162 Stanley L. Vinson
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS
CITY STATE ZIP SIGNATURE

PETITION

1 We the undersigned, being residents of Eastern Baltimore County do hereby voice our strong objects to the location of a Community Care Center that will be a Drug Rehabilitation center and include a Methadone Treatment Center in the Parker Center at 11450 Pulaski Hwy. We also urge all appropriate County agencies to deny any permits pertaining to the Community Care Center, because we feel this Care Center will have a greater impact on this area then some where else.

117. PATRICIA O'HARA 5625 ALLENDER RD
PRINTED NAME STREET ADDRESS
WHITE MARSH, MD 21162 Patricia O'Hara
CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE

PRINTED NAME STREET ADDRESS

CITY STATE ZIP SIGNATURE



PROTESTANT'S
EXHIBIT NO. 2

VINCE GARDINA
COUNCILMAN, FIFTH DISTRICT

COUNTY COUNCIL OF BALTIMORE COUNTY
COURT HOUSE, TOWSON, MARYLAND 21204

COUNCIL OFFICE.
887-3384

July 1, 1997

Martin P. Wasserman, M.D.
Secretary, Department of Health & Mental Hygiene
201 W. Preston Street
Baltimore, MD 21201

Dear Secretary Wasserman:

I am concerned about the location of a drug treatment facility in the White Marsh area of Baltimore County known as the White Marsh Institute and proposed to be a non-profit drug and alcohol treatment center. This center will be located near a residential community and youth recreational facilities.

It is my contention that these facilities would best serve those in need if they were located within existing medical facilities.

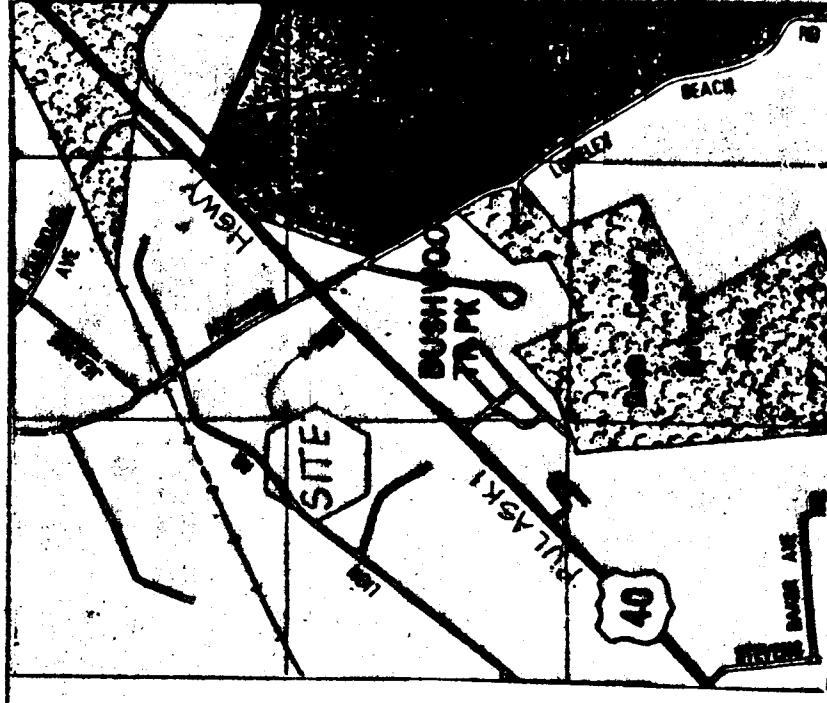
The Baltimore County Council and the Baltimore County Executive are asking the Planning Board to consider whether methadone clinics should be specifically defined, as well as adopting standards for location.

In light of these factors, I urge you to deny the permit for the White Marsh facility at this time.

Sincerely,

Vince Gardina, Councilman
Baltimore County, Fifth District

bcc: Larry Lee, President, Bowerman Loreley Beach Community Assn.
Michael H. Davis, Executive Officer, Balto. County Executive



VICINITY MAP: SCALE: 1" = 1000'

LOCATION INFORMATION

1. ZONING: BR-AS
2. 1" = 50' SCALE MAP: NE 10 J
3. 1" = 50' SCALE MAP: 10 J
4. CENSUS TRACT: 4113.02
5. LOT SIZE: 0.15
6. CHESEAPEAKE BAY CRITICAL AREA: NO
7. DRAINAGE: PUBLIC
8. PRIOR ZONING HEARINGS: NONE
9. NOT IN A 100 YEAR FLOOD PLAIN
10. PER SECTION 502.5 B.C. & AN APPLICATION FOR ZONING HEARING TO LET FOR RENEWAL OF THIS SPECIAL EXCEPTION MUST BE MADE AT LEAST 3 MONTHS PRIOR TO 5 YEARS FROM THE DATE OF THE GRANTING OF SAID SPECIAL EXCEPTION.

PETITIONER'S EXHIBIT

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION PARKER BUILDING, WHITEMARSH #11450 PULASKI HIGHWAY

ELECTION DISTRICT NO. II
BALTIMORE CO. MD
SCALE: 1" = 30'
APRIL 10, 1997
REVISED: APRIL 17, 1997

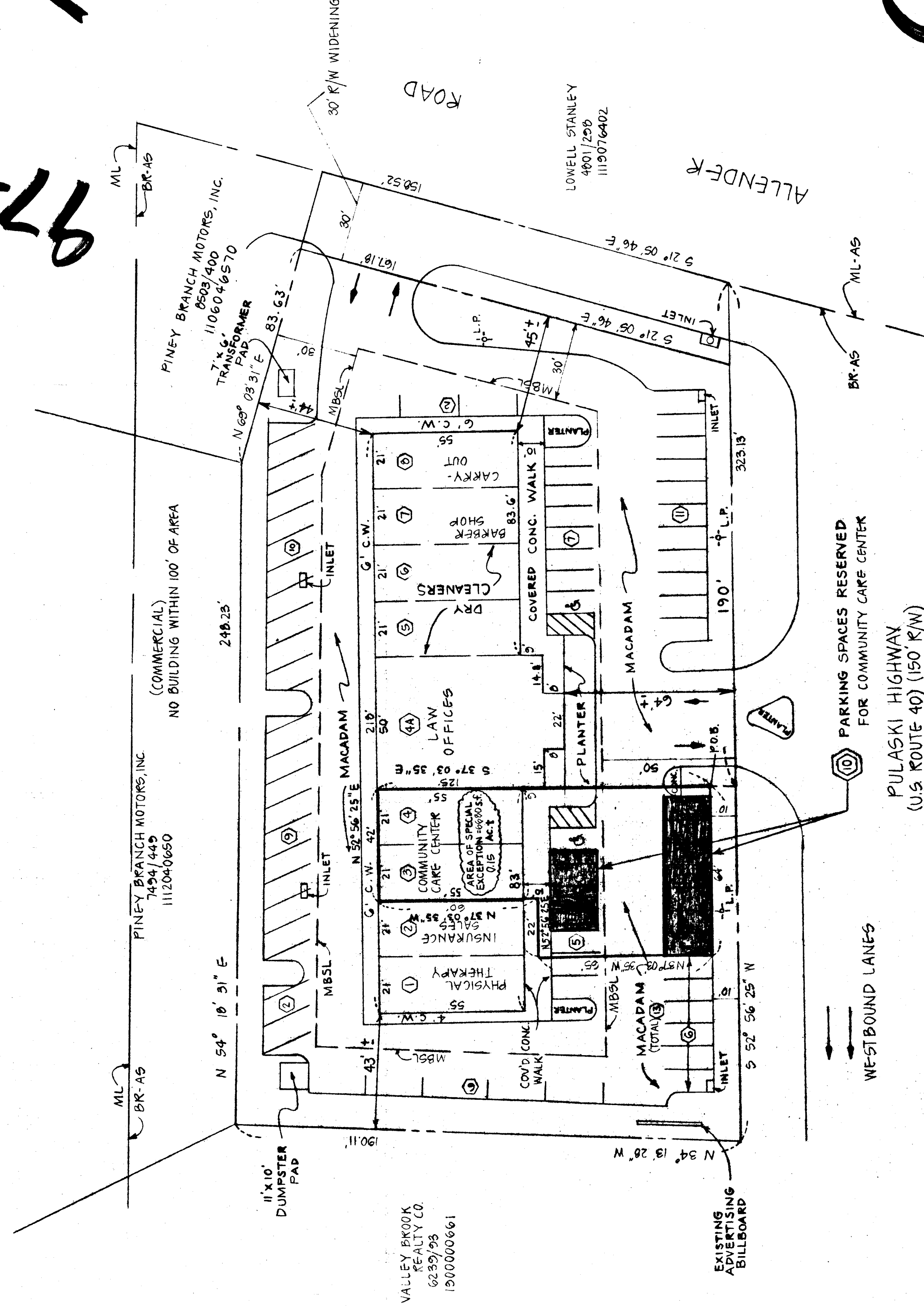
97-464-SPHX

#97-7880

ZONING OFFICE USE ONLY

REVIEWED BY: ITEM # CASE #

97-464-SPHX



PARKING CALCULATIONS:
PARKING REQUIRED:
① 1100 SF X 4.5 = 5 SPACES
② 1100 SF X 3.3 = 4 SP
③ 2310 SF X 4.5 = 10 SP
④ 3000 SF X 3.3 = 10 SP
⑤ 2310 SF X 3.3 = 8 SP
⑥ 1100 SF X 5 = 5 SP
⑦ 1100 SF X 5 = 5 SP
49 SPACES

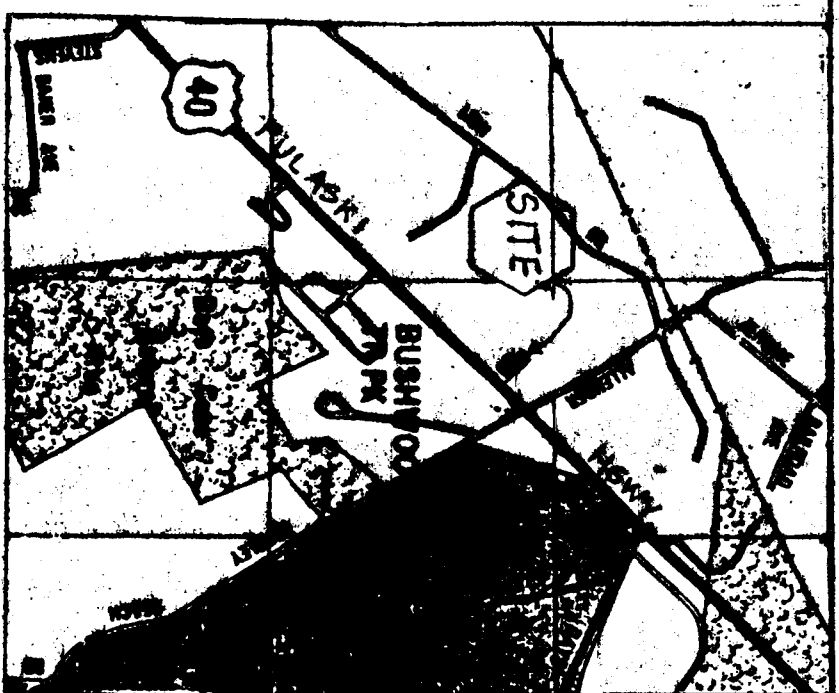
PARKING PROVIDED:
65 SPACES
3 HANDICAPPED SPACES
68 TOTAL SPACES

J. L. Lightsey, Jr.

IVH DEVELOPMENT ENGINEERS, INC.

200 East Joppa Road
Rockville, MD 20850
828-9000

OWNER: WHITE MARSH PROPERTIES, INC.
607 DORSEY ROAD
BEL AIR, MD 21014
TAX ACCT. NO.: 0000006080
DEED REF.: 0505/413

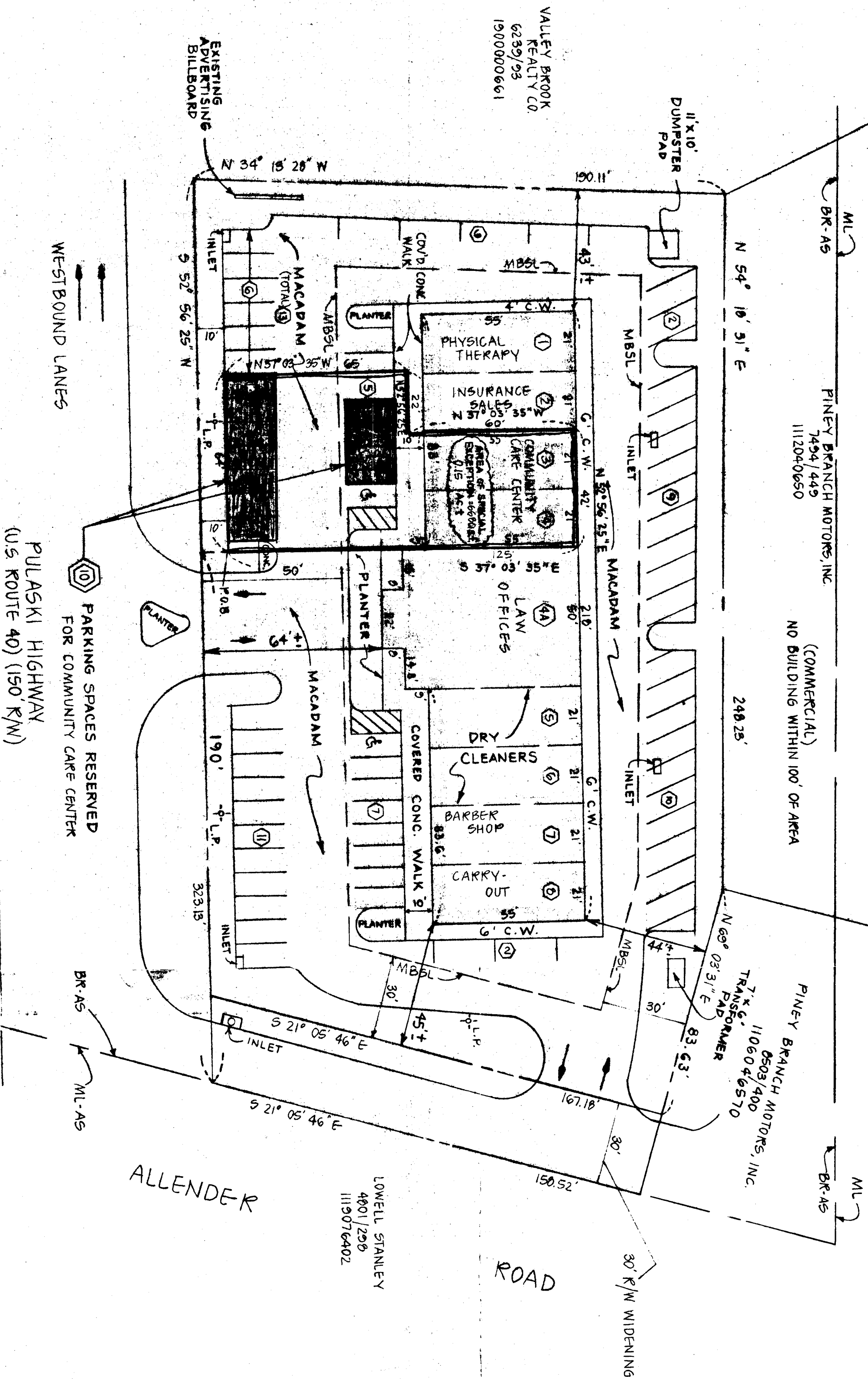


VICINITY MAP: SCALE: 1"=1000'

LOCATION INFORMATION

1. ZONING: BR-AS
2. 1"=200 SCALE MAP: NE 10 J
3. COUNCILMANIC DISTRICT: 5
4. CENSUS TRACT: 4113.02
5. LOT SIZE: ACREAGE: 0.15
SQUARE FEET: 6680
6. CHESAPEAKE BAY CRITICAL AREA: NO
7. SEWER: PUBLIC
8. WATER: PUBLIC
9. PRIOR ZONING HEARINGS: NONE
10. NOT IN A 100 YEAR FLOOD PLAIN
11. PER SECTION 502.5 B&E: AN APPLICATION FOR ZONING HEARING TO FILE FOR RENEWAL OF THIS SPECIAL EXCEPTION MUST BE MADE AT LEAST 3 MONTHS PRIOR TO 5 YEARS FROM THE DATE OF THE GRANTING OF SAID SPECIAL EXCEPTION.

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
PARKER BUILDING, WHITEMARSH
#11450 PULASKI HIGHWAY
ELECTION DISTRICT No 11
BALTIMORE CO. MD
SCALE: 1"=30'
APRIL 10, 1997
REVISED: APRIL 17, 1997



PARKING CALCULATIONS

- PARKING REQUIRED:
- ① 1100 SF X 4.5 = 5 SPACES
 - ② 1100 SF X 3.3 = 4.5 SP
 - ③ 2310 SF X 4.5 = 10 SP
 - ④ 3000 SF X 3.3 = 10 SP
 - ⑤ 2310 SF X 3.3 = 8.5 SP
 - ⑥ 1100 SF X 5 = 6 SP
 - ⑦ 1100 SF X 5 = 6 SP
- 12,020 49 SPACES
50 FT

PARKING PROVIDED:

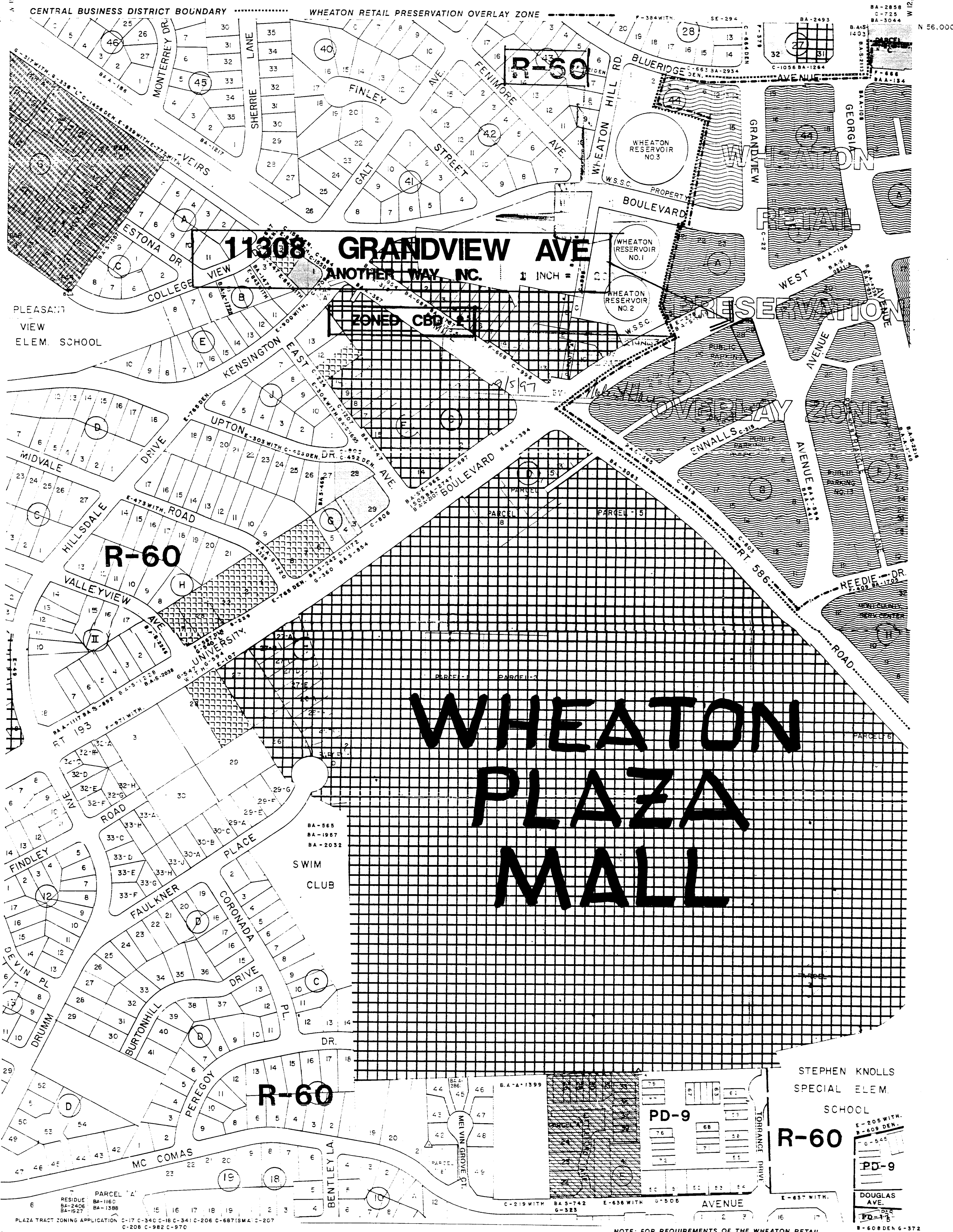
- 65 SPACES
- 3 HANDICAPPED SPACES
- 66 TOTAL SPACES

OWNER: WHITE MARSH PROPERTIES, INC
607 DORSEY ROAD
BEL AIR MD 21014
TAX ACCT NO: 1900006038
DEED REF: 1903/413

#97-7880

ZONING OFFICE USE ONLY
REVIEWED BY: ITEM #1 CASE #

M.H. DEVELOPMENT ENGINEERS, INC.
200 East Joppo Road
Room 101, Steel Building
Towson, Maryland
21206



S.M.A. G-674 ADOPTED 10/9/90
S.M.A. G-137 GRANTED 10/24/78

Zoning is not depicted within public rights-of-way for roads, streets, alleys, easements or transit routes, nor is zoning depicted within privately owned railroad rights-of-way. Such rights-of-way are zoned in accordance with the provisions of Section 59-A-1.7 of the zoning ordinance entitled Zoning and Development Within Rights-of-way.

NOTE: FOR REQUIREMENTS OF THE WHEATON RETAIL
PRESERVATION OVERLAY ZONE SEE SEC.59-C 18.10 214 NW 3
OF THE ZONING ORDINANCE 8/7/91



SCALE 1"=1000'

1/4"

1/2"

3/4"

1"

1 1/2"

2"

3"

4"

5"

6"

7"

8"

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17"

18"

19"

20"

21"

22"

23"

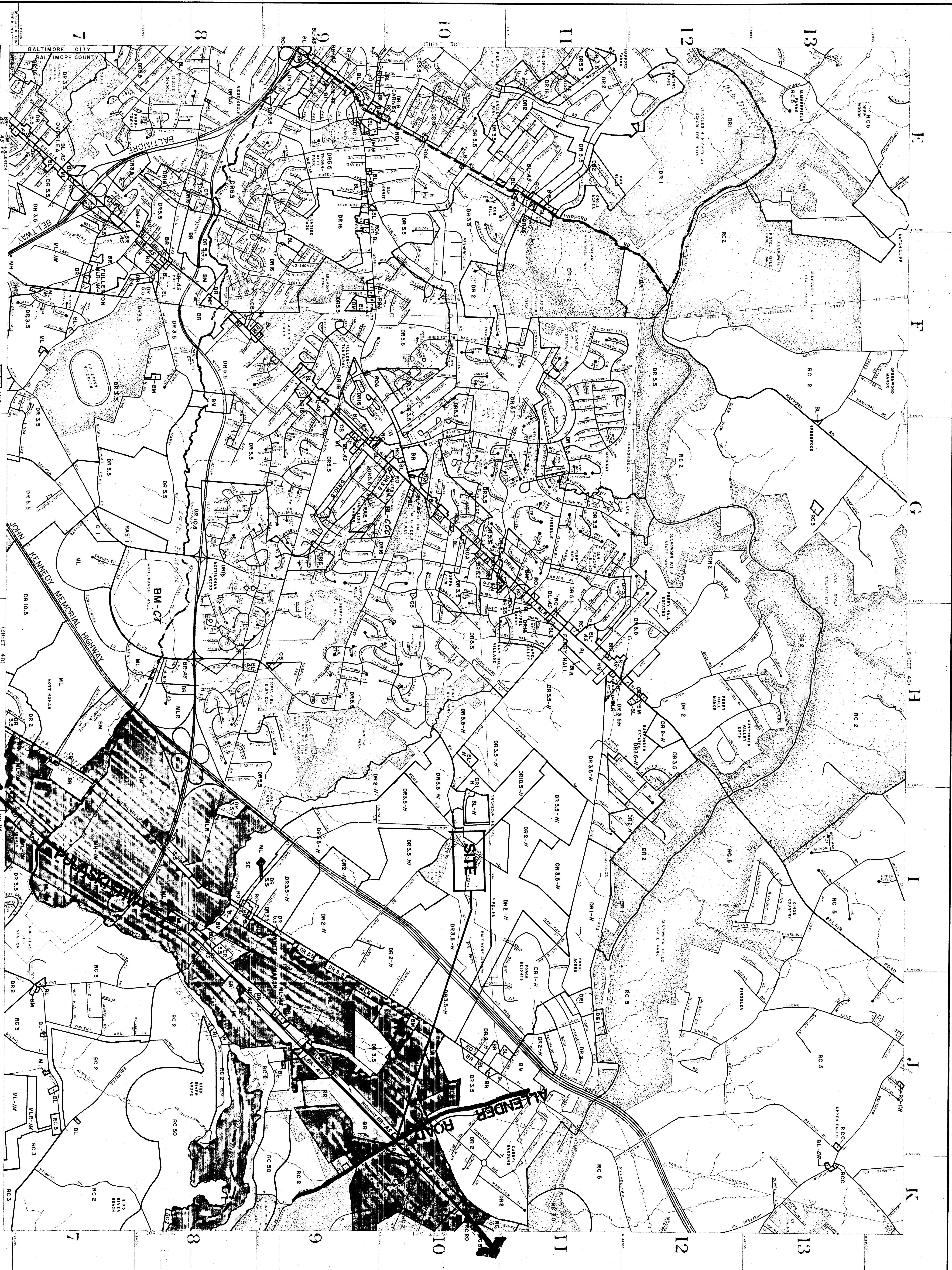
24"

25"

BALTIMORE COUNTY OFFICE

(SHEET 43)

RECEIVED
DEC. 34

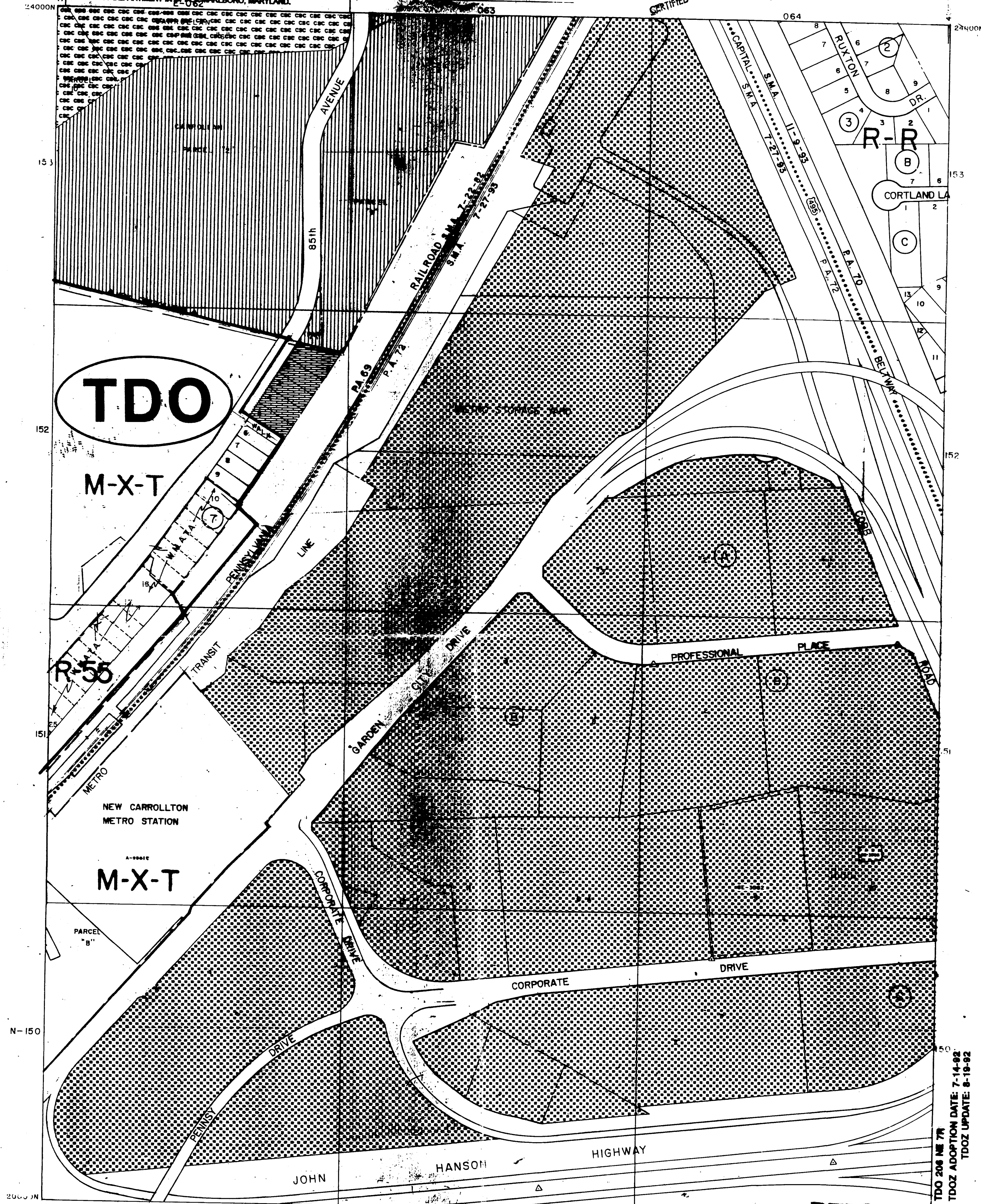


THIS MAP MAY NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, INCLUDING ELECTRONIC OR BY PHOTO REPRODUCTION, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

THE DATA IS ACCURATE AS OF THE REVISION DATES INDICATED HEREIN. FOR CURRENT INFORMATION, CONTACT THE PRINCE GEORGES COUNTY PLANNING DEPARTMENT IN LEXINGTON, MARYLAND.

LAND USE CATEGORIES	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
1. SINGLE-FAMILY RESIDENTIAL	67	68	69
2. MULTIFAMILY RESIDENTIAL	70	71	72
3. OFFICE	73	74	75
4. RETAIL	76	77	78
5. INDUSTRIAL	79	80	81
6. PARK	82	83	84
7. OPEN SPACE	85	86	87
8. TRANSPORTATION	88	89	90
9. UTILITIES	91	92	93
10. OTHER	94	95	96

MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION
CERTIFIED TO BE A TRUE COPY.



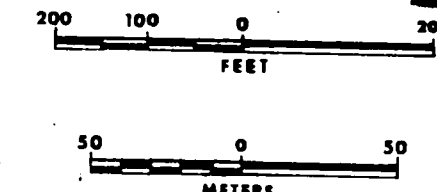
BASE MAP LATEST UPDATE 10-4-93

Maryland-National Capital
Park & Planning Commission

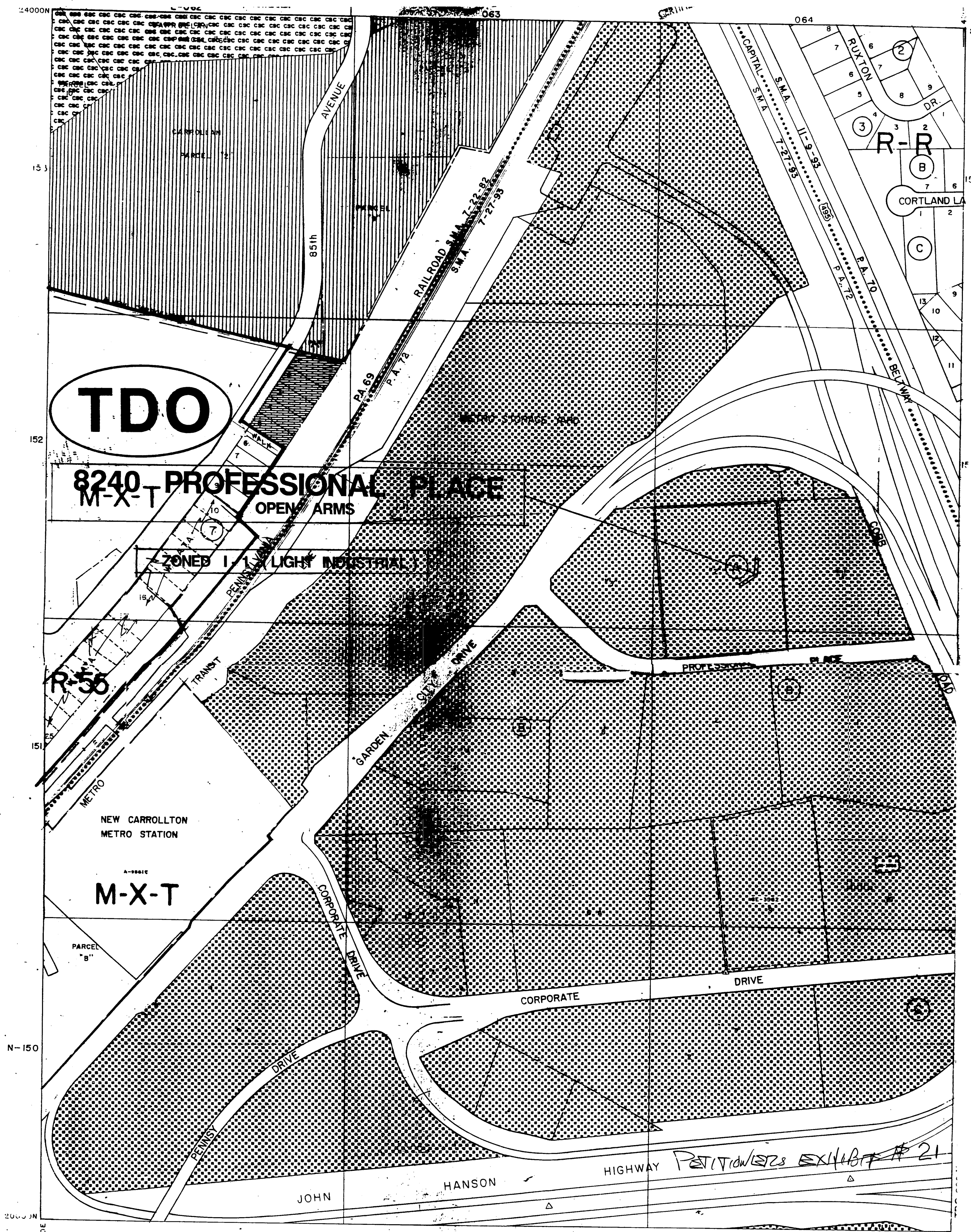
SEE OVERLAY FOR TDO AREAS

206 NE 7

EXHIBIT 16



TDO 206 NE 7
TDOZ ADOPTION DATE: 7-14-92
TDOZ UPDATE: 8-15-92

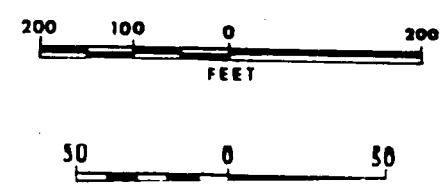


BASE MAP LATEST UPDATE 10-4-93





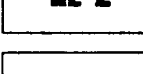
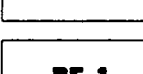

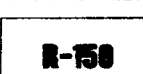
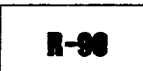

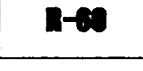
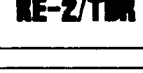
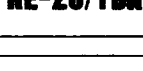
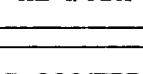

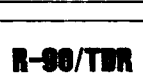
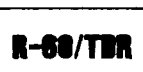



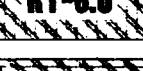
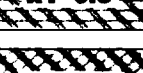

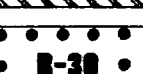
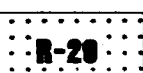



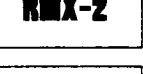
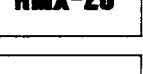
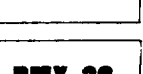
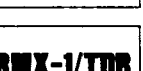
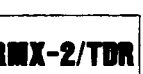
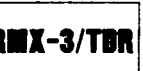
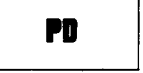

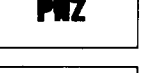
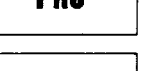



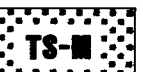

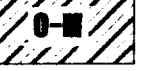


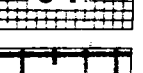
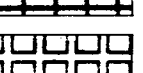
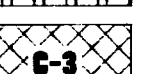

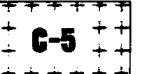
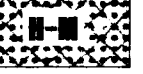


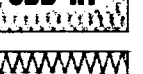
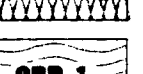


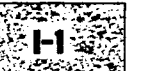
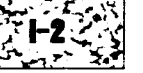
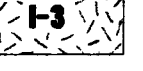
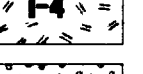
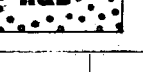




The Maryland-National Capital
Planning Commission

SEE OVERLAY FOR TDO AREAS
206 NE 7



ZONING LEGEND

	RURAL ZONE minimum lot area of five acres for each dwelling
	RURAL CLUSTER ZONE minimum five acres for each dwelling ; cluster option : minimum lot area of 40,000 sq. ft.
	RURAL DENSITY TRANSFER ZONE minimum twenty-five acres for each dwelling ; transfer option for TDR's : minimum lot area of 40,000 sq. ft.
	RURAL SERVICE ZONE minimum two acre lot
	RESIDENTIAL,ONE-FAMILY minimum lot area of two acres for each dwelling
	RESIDENTIAL,ONE-FAMILY minimum two acres for each dwelling
	RESIDENTIAL,ONE-FAMILY minimum lot area of 40,000 sq. ft. for each dwelling
	RESIDENTIAL,ONE-FAMILY minimum lot area of 20,000 sq. ft. for each dwelling
	RESIDENTIAL,ONE-FAMILY minimum lot area of 10,500 sq. ft. , average of 15,000 sq. ft. for each dwelling
	RESIDENTIAL,ONE-FAMILY minimum lot area of 9,000 sq. ft. for each dwelling
	RESIDENTIAL,ONE-FAMILY town of Garrett Park - only - Sec. 59-C-18.11 Montgomery County Code
	RESIDENTIAL,ONE-FAMILY minimum lot area of 6,000 sq. ft. for each dwelling
	RESIDENTIAL,TRANSFERABLE DEVELOPMENT RIGHTS minimum lot area of two acres transferable option : up to four dwellings per acre
	RESIDENTIAL,TRANSFERABLE DEVELOPMENT RIGHTS minimum lot area of 25,000 sq.ft. transferable option : up to two dwellings per acre
	RESIDENTIAL,TRANSFERABLE DEVELOPMENT RIGHTS minimum lot area of 40,000 sq. ft. transferable option : up to two dwellings per acre
	RESIDENTIAL,TRANSFERABLE DEVELOPMENT RIGHTS minimum lot area of 20,000 sq. ft. transferable option : up to eleven dwellings per acre
	RESIDENTIAL,TRANSFERABLE DEVELOPMENT RIGHTS minimum lot area of 10,500 sq. ft. transferable option : up to three dwellings per acre
	RESIDENTIAL,TRANSFERABLE DEVELOPMENT RIGHTS minimum lot area of 9,000 sq. ft. transferable option : up to nine dwellings per acre
	RESIDENTIAL,TRANSFERABLE DEVELOPMENT RIGHTS minimum lot area of 6,000 sq. ft. ; transferable option : up to fifteen dwellings per acre
	RESIDENTIAL,ONE-FAMILY minimum lot area of 4,000 sq. ft. for each dwelling
	RESIDENTIAL,FOURPLEX minimum lot area of 4,000 sq. ft. for each dwelling
	RESIDENTIAL,ONE-FAMILY (mobile home option) minimum lot area of 20,000 sq. ft. for each dwelling
	RESIDENTIAL,TOWNHOUSE minimum tract area of 20,000 sq. ft. , six dwellings per acre
	RESIDENTIAL,TOWNHOUSE minimum tract area of 20,000 sq. ft. , eight dwellings per acre
	RESIDENTIAL,TOWNHOUSE minimum tract area of 20,000 sq. ft. , ten dwelling per acre
	RESIDENTIAL,TOWNHOUSE minimum tract area of 20,000 sq. ft. , twelve and one-half dwellings per acre
	MULTIPLE-FAMILY,LOW DENSITY RESIDENTIAL minimum net lot area of 3,000 sq. ft. for each dwelling
	MULTIPLE-FAMILY,MEDIUM DENSITY RESIDENTIAL minimum net lot area of 2,000 sq. ft. for each dwelling
	MULTIPLE-FAMILY,HIGH DENSITY RESIDENTIAL minimum net lot area of 1,000 sq. ft. for each dwelling
	MULTIPLE-FAMILY,HIGH-RISE PLANNED RESIDENTIAL minimum net lot area of 1,000 sq. ft. for each dwelling
	RESIDENTIAL-MIXED USE DEVELOPMENT,COMMUNITY CENTER
	RESIDENTIAL-MIXED USE DEVELOPMENT,SPECIALTY CENTER
	RESIDENTIAL-MIXED USE DEVELOPMENT,SPECIALTY CENTER,COMMERCIAL BASE
	RESIDENTIAL-MIXED USE DEVELOPMENT,REGIONAL CENTER
	RESIDENTIAL-MIXED USE DEVELOPMENT,REGIONAL CENTER,COMMERCIAL BASE
	RESIDENTIAL-MIXED USE,COMMUNITY CENTER/TRANSFERABLE DEVELOPMENT RIGHTS
	RESIDENTIAL-MIXED USE,SPECIALTY CENTER/TRANSFERABLE DEVELOPMENT RIGHTS
	RESIDENTIAL-MIXED USE,REGIONAL CENTER/TRANSFERABLE DEVELOPMENT RIGHTS
	PLANNED DEVELOPMENT minimum area to construct fifty or more dwelling units ; density range from 2-44 units per acre
	TOWN SECTOR minimum tract area of fifteen hundred acres ; maximum population density not to exceed 15 persons per acre
	PLANNED NEIGHBORHOOD ZONE maximum population density not to exceed 15 persons per acre
	PLANNED RETIREMENT COMMUNITY minimum lot area of seven hundred fifty acres ; maximum of six dwellings per acre in age restricted area ; ten dwellings per acre in non-age restricted area
	MIXED USE PLANNED RESIDENTIAL minimum lot area of twenty acres ; maximum of 44-75 dwellings per acre
	PLANNED CULTURAL CENTER minimum lot area of five acres
	PLANNED MOBILE HOME DEVELOPMENT minimum lot area of fifteen acres ; maximum of seven dwellings per acre
	TRANSIT STATION,RESIDENTIAL maximum floor area ratio of 2.5 or 150 dwellings per acre
	TRANSIT STATION,MIXED maximum floor area ratio of 3.0
	COMMERCIAL,TRANSITIONAL
	OFFICE BUILDING,MODERATE INTENSITY maximum floor area ratio of 1.5
	COMMERCIAL,OFFICE BUILDING
	COMMERCIAL,OFFICE PARK
	CONVENIENCE COMMERCIAL
	GENERAL COMMERCIAL
	C-2/OVERLAY ZONE Arlington Road District Overlay Zone Sec. 59-C-18.12 Montgomery County Code
	HIGHWAY COMMERCIAL
	LIMITED COMMERCIAL
	LOW-DENSITY,OFFICE COMMERCIAL
	HOTEL-MOTEL minimum lot area of two acres
	COUNTRY INN ZONE minimum lot area of two acres
	CENTRAL BUSINESS DISTRICT 0.5 maximum base floor area ratio of 0.5
	CENTRAL BUSINESS DISTRICT,RESIDENTIAL, 1.0
	CENTRAL BUSINESS DISTRICT,RESIDENTIAL, 2.0
	CENTRAL BUSINESS DISTRICT 1.0 maximum base floor area ratio of 1.0
	CENTRAL BUSINESS DISTRICT 2.0 maximum base floor area ratio of 2.0
	CENTRAL BUSINESS DISTRICT 3.0 maximum base floor area ratio of 3.0
	LIGHT INDUSTRIAL
	HEAVY INDUSTRIAL
	TECHNOLOGY AND BUSINESS PARK
	LOW INTENSITY,LIGHT INDUSTRIAL
	RESEARCH AND DEVELOPMENT

PETITIONER'S
EXHIBIT 24